

COMPATIBILITY STANDARDS

§ APPLICABILITY.

Properties that trigger compatibility standards shall include those zoned:

- (A) residential house-scale form; or
- (B) planned unit development (PUD).

§ EXCEPTIONS.

This article does not apply to structural alterations that do not increase the square footage or height of a building, or changes of use that do not require additional off-street parking.

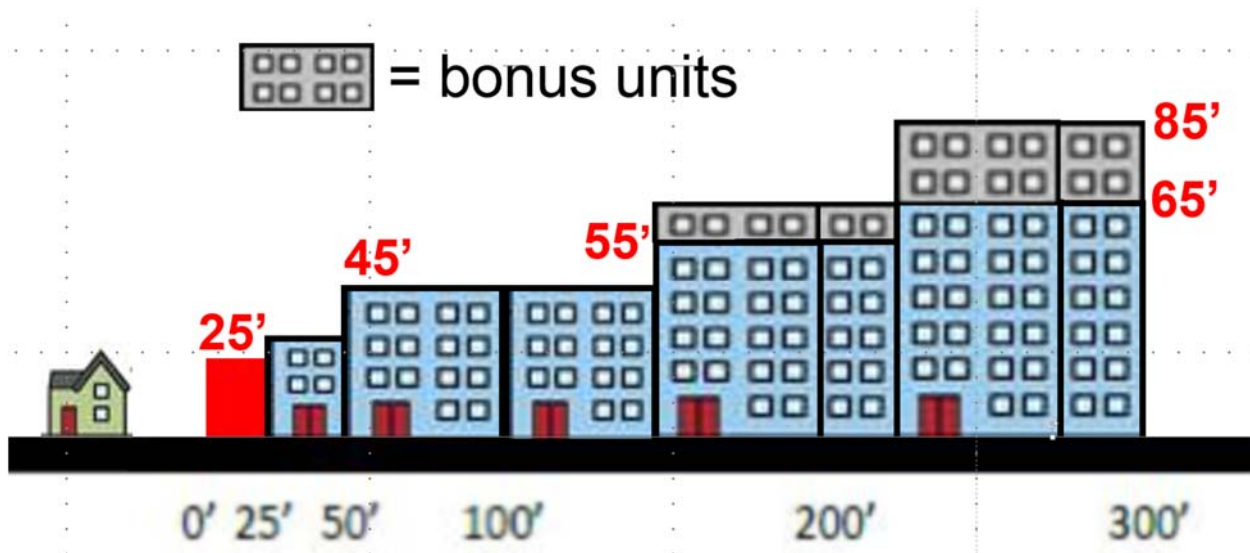
§ DIMENSIONAL STANDARDS.

All required distances shall exclude the widths of intervening alley or street rights-of-way.

(A) **Setback:** All structures shall be set back at least 25 feet from a triggering property.

(B) **Height:** The maximum height of a structure from a triggering property shall be:

- (1) 25 feet, if between 25 and 50 feet;
- (2) 45 feet, if between 50 and 150 feet;
- (3) 55 feet, if between 150 to 225' with a possible density bonus to 65'
- (4) 65 feet, if between 225' to 300' with a possible density bonus to 85'



§ DESIGN REQUIREMENTS.

(A) **Screening:** All areas used for parking, storage, waste receptacles or mechanical equipment shall be screened from a triggering property. Such screening may be a fence, berm or vegetation and shall be maintained by the property owner. Fences shall not exceed six feet in height.

(B) **Lighting:** Exterior lighting shall be hooded or shielded so that it is not visible from a triggering property.

(C) **Noise:** The noise level of mechanical equipment shall not exceed 70 db at the property line of a triggering property.

(D) **Waste:** Waste receptacles, including dumpsters, shall not be located within 20 (or 50) feet of a triggering property. The City shall review and approve the location of and access to each waste receptacle. Collection of such receptacles shall be prohibited between 10 pm and 7 am.

(E) **Parking:** From a parking structure facing and located within 100 feet of a triggering property:

- (1) Vehicle headlights shall not be directly visible;
- (2) Parked vehicles shall be screened from the view of any public right of way; and
- (3) All interior lighting shall be screened from the view of a triggering property.

(F) **Intensive Uses:** Intensive recreational uses, such as swimming pools, tennis courts, ball courts and playgrounds, shall not be located within 50 feet of a triggering property.

- Item D-01 (Shaw)**
- Note 1 To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).
- Note 2 Where one value shown, setback does not vary based with lot width. For IG and R&D zones, R and RM setbacks shown are for lot widths less than and greater than 100'. For IH, R setback is for lot widths less than and greater than 200'.
- Note 3 No compatibility setbacks/stepbacks. Includes note, "Existing buildings located closer are considered conforming."
- Note 4 Section 23-4D-9070 has additional setback requirements for Downtown Overlay Zone. Includes subzones with 40', 60', 80' and 120' max. heights.
- Note 5 Lesser of 45' or subzone max. which is greater for subzones with C-60, C-80 and C-120.
- Note 6 Includes subzones allowing 80', 120', 180' and unlimited height. Density bonuses have not been determined.
- Note 7 Refers to additional setback standards in 23-4D-7070. This is probably incorrect and should reference 23-4D-9070.
- Note 8 35' height allowed with Land Use Commission approval of CUP.
- Note 9 Height of a building may exceed 45' by 1' for each additional 2' that the building is set back beyond 100' from the front and side lot lines and beyond 50' from the rear lot line, up to a maximum height of 90'.
- Note 10 MU2A& B, MU4B has additional compatibility requirements when within 50' of R Zone cannot have outdoor seating or amplified sound.