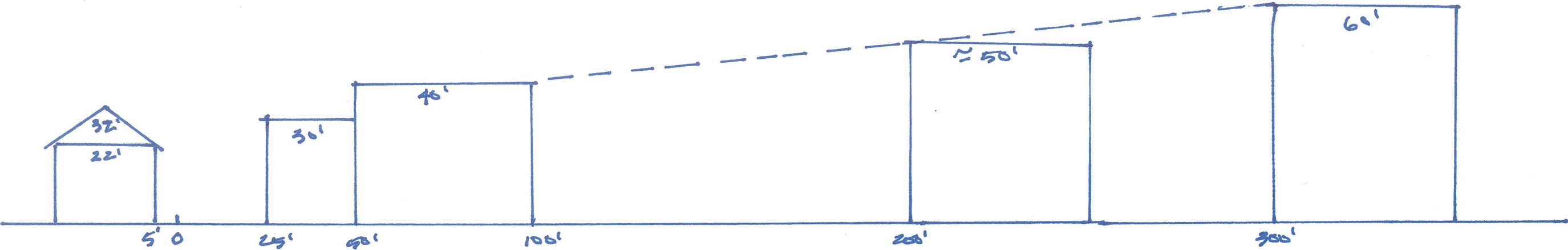
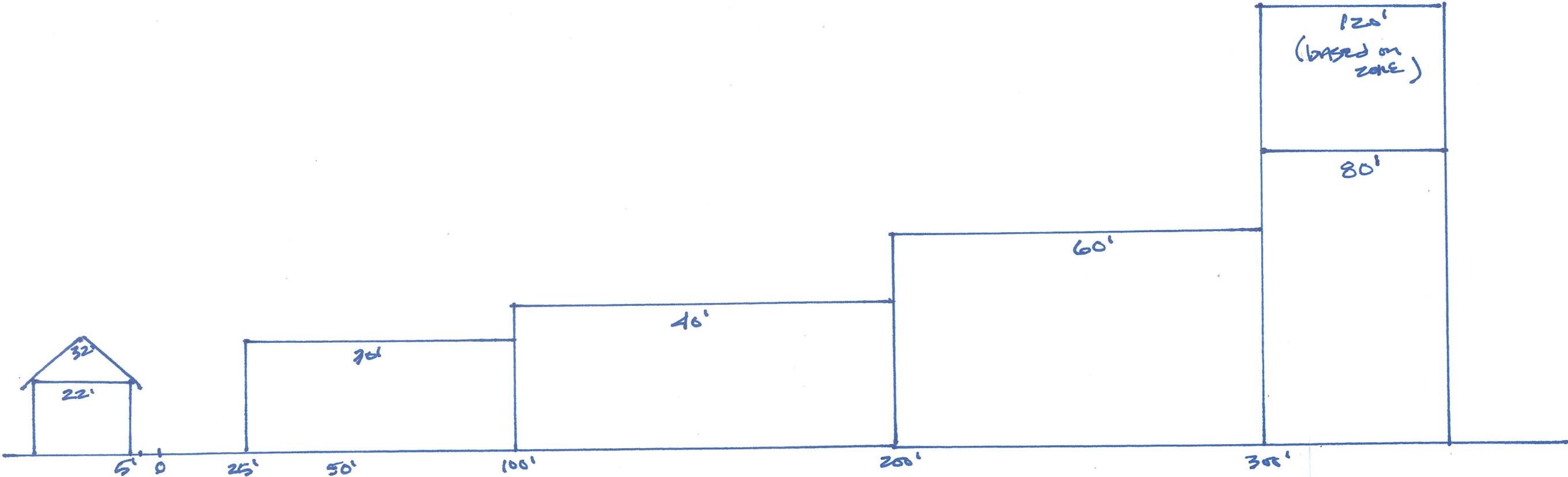


COMPATIBILITY WORKING GROUP
 FINAL PROPOSAL - HT. & SETBACKS
 1" = 25'-0" EMLA 4.23.18



CURRENT CODE



Z&P PROPOSAL

COMPATIBILITY COMPARISON
1"=30'-0" EMLA 11.3.17

COMPATIBILITY STANDARDS

§ APPLICABILITY.

Properties that trigger compatibility standards shall include those zoned:

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

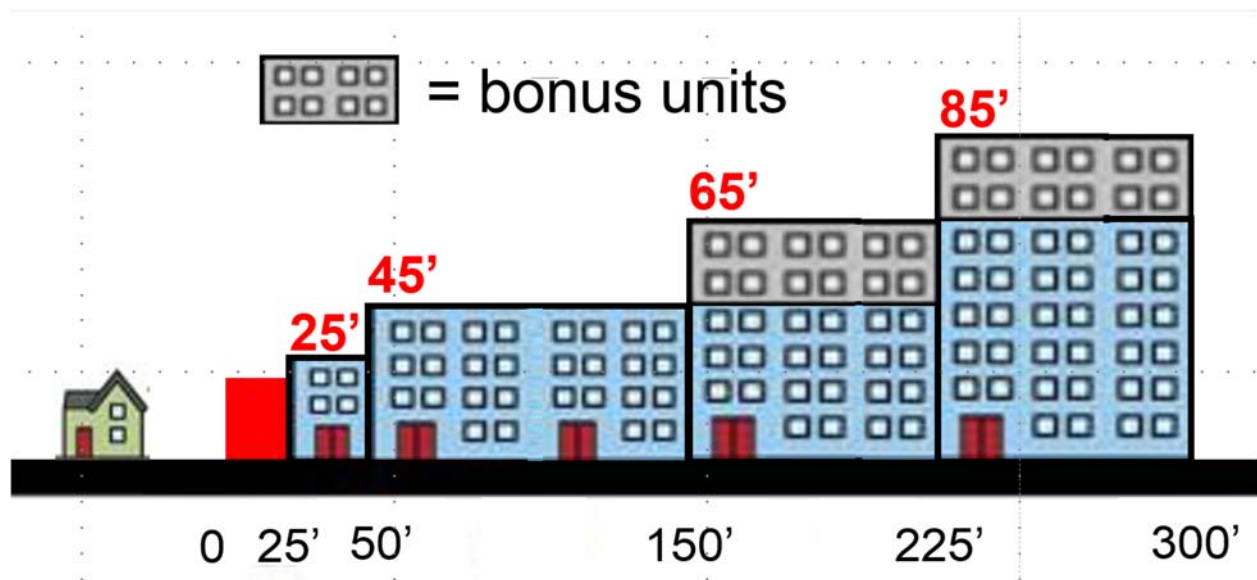
§ EXCEPTIONS.

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) 45 feet with a possible density bonus increase of 20 feet, if between 150 and 225 feet;
 - (4) 65 feet with a possible density bonus increase of 20 feet, if between 225 and 300 feet.



§ 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.

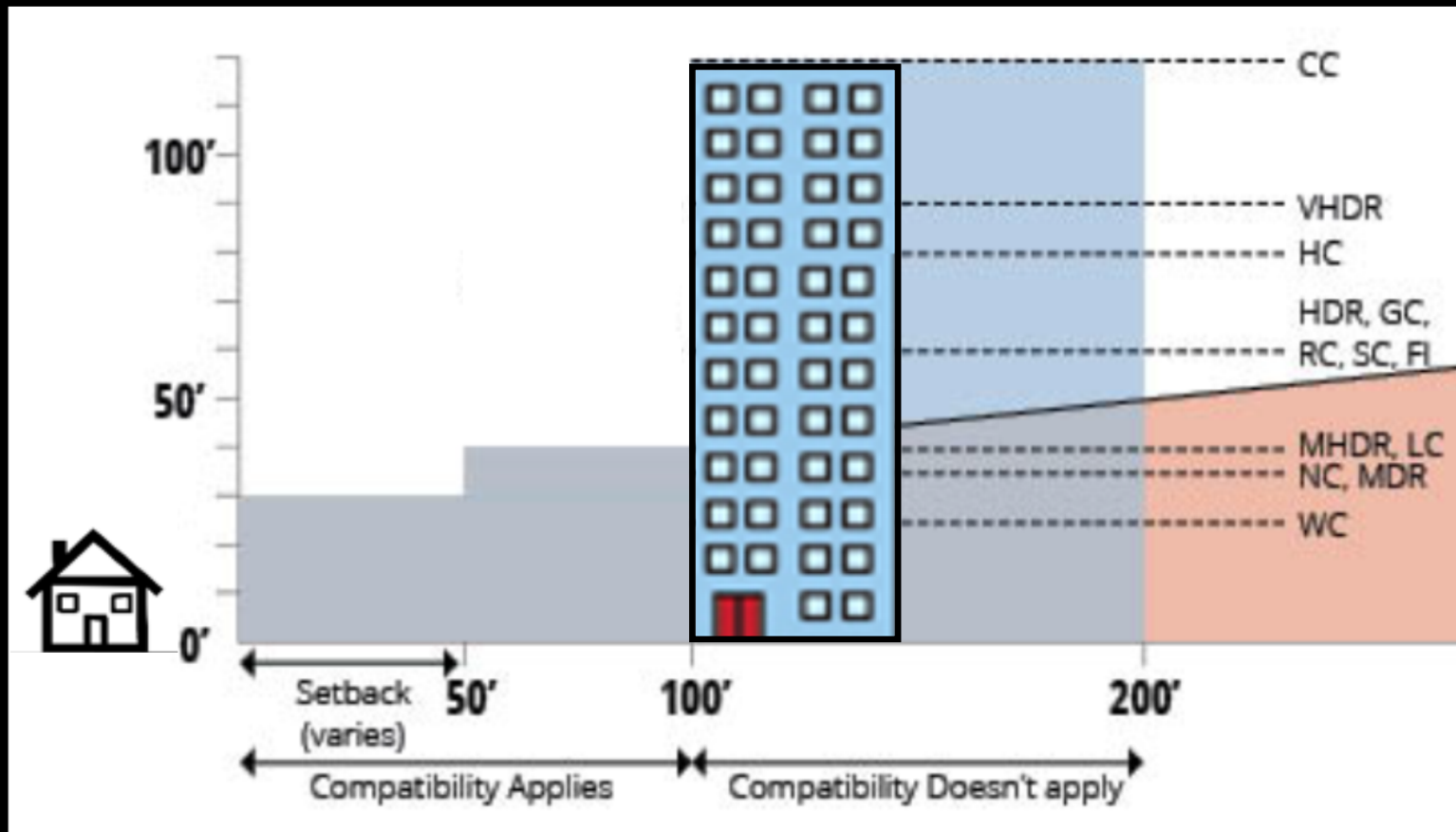
(D) **Waste:** Waste receptacles, including dumpsters, shall not be located within 20 (or 50) feet of a triggering property. The City shall review and approve the location of and access to each waste receptacle. Collection of such receptacles shall be prohibited between 10 pm and 7 am.

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

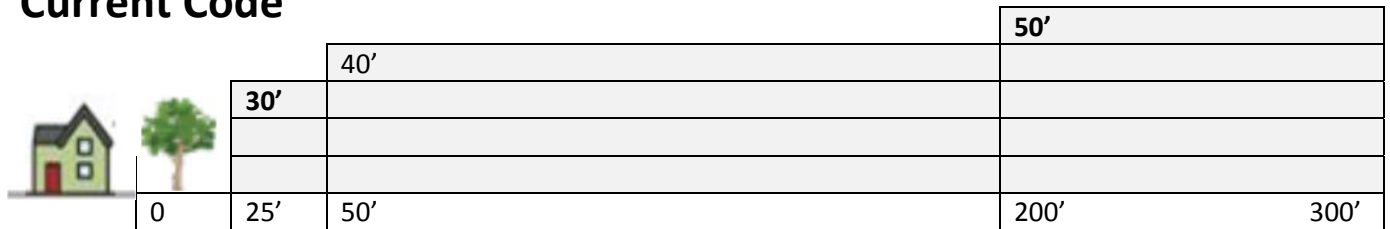
- (1) Vehicle headlights shall not be directly visible;
- (2) Parked vehicles shall be screened from the view of any public right of way; and
- (3) All interior lighting shall be screened from the view of a triggering property.

(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.

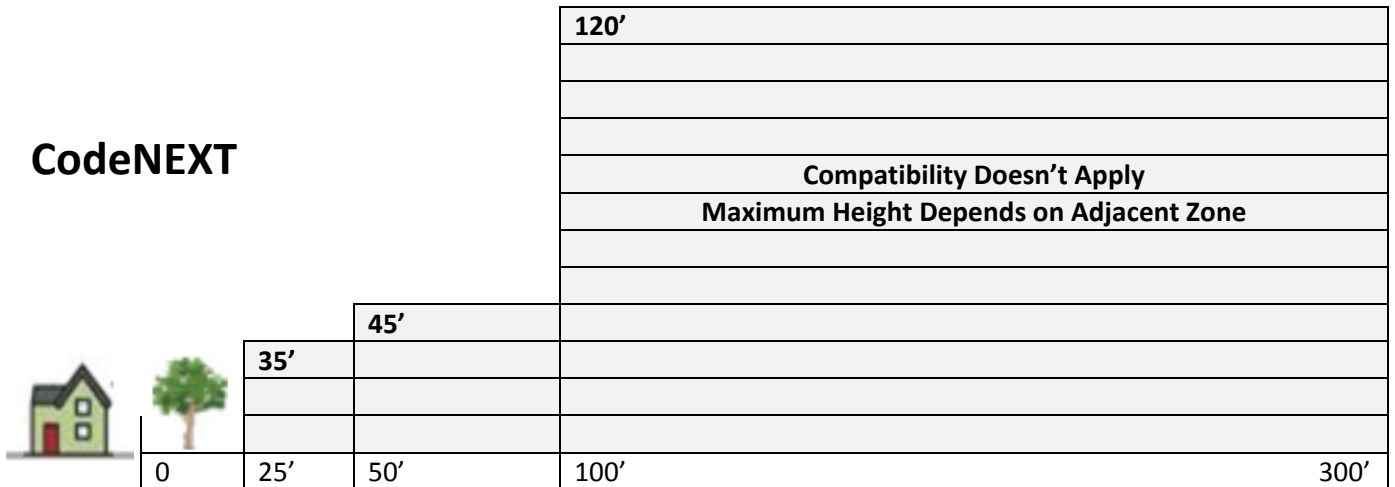
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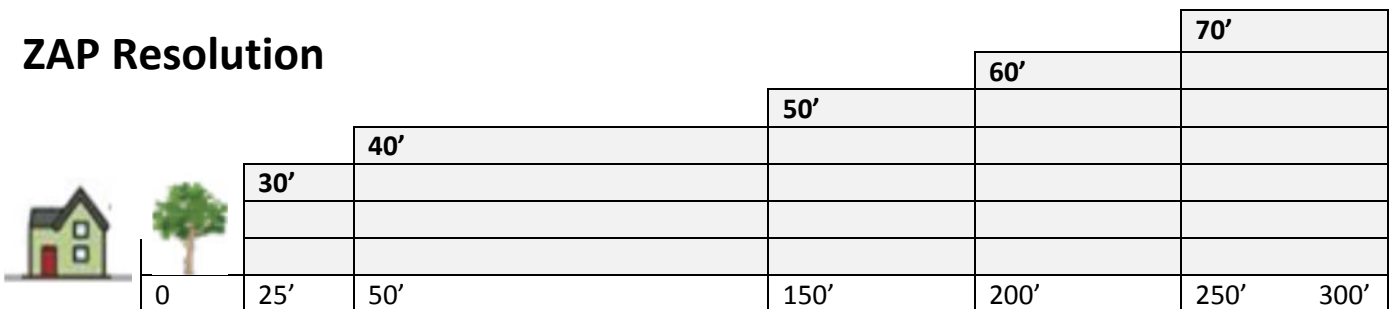
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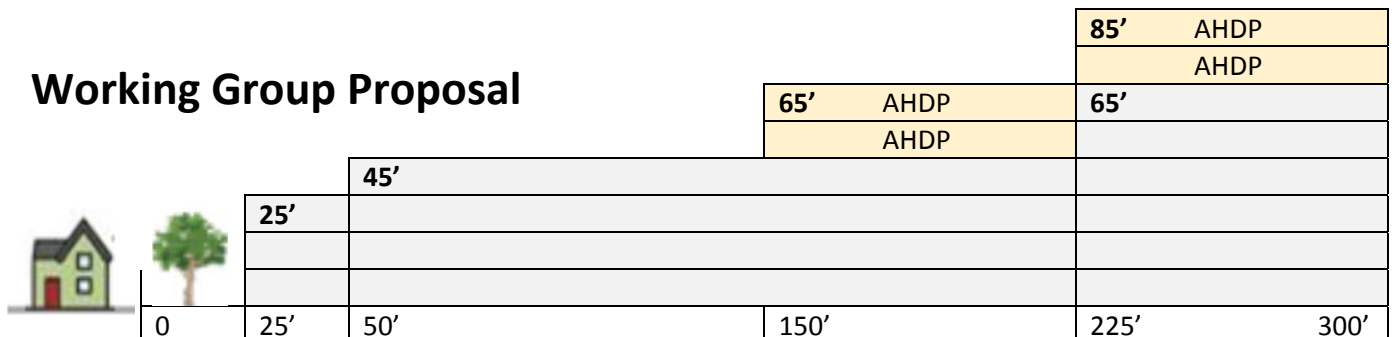
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ZAP Resolution



Working Group Proposal



Compatibility Alternatives