

MISSING MIDDLE COMPATIBILITY – Harper-Madison Amendment #3

Amend lines 54 to 69 as follows:

3. Modifies the compatibility regulations to:
 - a. limit the applicability to properties located on the same side of corridors;
 - b. tie the applicability to zoning classification, rather than existing land use; and
 - c. end compatibility regulations at a 300' distance from the nearest triggering property;
 - d. for any residential or mixed-use property on a corridor, allow more flexibility for what can be located in the 25' setback but not including dumpsters; and
 - e. for any residential or mixed-use property on a corridor, amend City Sections 25-2-1062 and 25-2-1063 to:
 - i. Increase height from 30' to 35';
 - ii. Increase height from 40' to 45'; ~~and~~
 - iii. Increase height from 50' to 55'; and
 - f. Exempt the following from commercial compatibility:
 - i. any use permitted in an SF-6 or more restrictive zoning district and developed in accordance with site development standards allowed within an SF-6 or more restrictive zoning district; and
 - ii. any building consisting of only residential uses with a maximum of 12 units and a maximum of 35' of height.