

Compatibility														
No.	Commissioner	Reference	Pg	Proposed Amendment	Proposed Text Change (Underline added text/Strikethrough)	Text Change	References and Notes (if	WG Vote	Azhar	Cox Vote	Haynes	Johnson	Maxwell	Phillips
1	Johnson	Draft Ordinance v1	3	Clarify existing language that "compatibility" height limits do not apply to zoning categories with a maximum height of up to 40 feet (remove redundancy).	Strike from lines 54-57: "less than 40 feet and the site is zoned: (1) neighborhood office (NO); (2) limited office (LO); or (3) neighborhood commercial (LR)" and replace with the words "40 feet or less."	Yes	Current language was vague - I propose changing the language just to clarify that districts with a height limit equal to or less than 40 feet are exempt from compatibility height restrictions, and to simplify the text.	5/6	Yes	yes	yes	yes	yes	
2	Johnson	Draft Ordinance v1	3-4	Clarify existing language regarding which districts compatibility buffers apply to.	Replace (B)(2) beginning on line 72 with: (2) A compatibility buffer is not required if the site is zoned: (a) neighborhood office (NO); (b) limited office (LO); or (c) neighborhood commercial (LR).	Yes	Updated per 4/15 WG meeting	5/6	Yes	yes	yes	yes	yes	
3	Johnson	Draft Ordinance v1	4	Reduce the width of a required buffer on narrow lots (less than 75 feet wide), to a 15-foot wide Screening Zone; allow up to 35ft of height next to the increased screening zone.	Replace lines 60-64 with the following: (D) Except as provided by Subsection (E) below or a site-specific amendment to this section, a structure that is located: (1) at least 50 feet but less than 75 feet from a triggering property may not exceed 60 feet; and (2) less than 50 feet from a triggering property may not exceed 40 feet. (E) On lots less than 75 feet wide (as measured from the triggering property line(s)), a structure that is located: (1) at least 50 feet but less than 75 feet from a triggering property may not exceed 60 feet; (2) at least 25 feet but less than 50 feet from a triggering property may not exceed 40 feet; and (1) less than 25 feet from a triggering property may not exceed 35 feet. Replace lines 77-79 with the following: (3) Except as provided in Subdivision (4), the minimum width of a compatibility buffer is 25 feet, and a compatibility buffer must comply with Section 25-8-700 (Minimum Requirements for a Compatibility Buffer). (4) A compatibility buffer located on a lot less than 75 feet wide (as measured from the triggering property line(s)) must comply with the	Yes	Updated on 4/16 - narrow lots can use a 15-foot buffer (with an increased Screening Zone) instead of the 25 ft buffer on larger lots (10' screening/15' restricted). Allow up to 35 ft next to screening zone on narrow lots. Increase planting requirements by ~50% in 15' screening zone - additional small tree, additional 5 shrubs.	5/6	Yes	yes	Yes	yes	yes	
4	Haynes	Draft Ordinance v1	Page 3, Line 58	Clarify in language that this subsection applies to distances of 75 feet or more				6/6	Yes	Yes	Yes	yes	yes	yes
5	Azhar	Draft Ordinance v1	General Amendment	Revise the minimum requirements for compatibility buffers in §25-8-700 to provide greater flexibility, particularly as it relates to the screening zone. to allow for flexibility in the screening criteria.		No	This should allow for more flexibility and ensure that different aspects of the code are in appropriate sections.	5/6	Yes	No	Yes	yes	yes	Yes
6	Azhar	Draft Ordinance v1	General Amendment	Ensure that the compatibility requirements for all existing, revised, and new density bonus programs match the requirements for the new density bonus program being considered in 2024.		No	This will maximize participation in affordable housing bonus programs and expand community benefits.	5/6	Yes	Yes	Yes	Yes	Yes	

7	Maxwell	Draft Ordinance v1	Page 2, Line 37-39	Provides review and waiver process for small sites and for additional uses in the compatibility zone.	Except as provided in Subsection (B), council may grant site-specific amendments to height limits established in Section 25-2-1061 (Compatibility Height Limits) or compatability buffer established in Section 25-2-1062 (Compatibility Buffer And Setbacks) if council determines that an amendment is appropriate and will not harm the surrounding area.	Yes	This allows for a wholistic review waiver options of non-traditional sites & flexibility of use for the compatability zone if needed.	4/6	Yes	Yes		yes	Yes	
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