



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [89917](#) (Step Down Adjacent to Residential Districts)

Prepared By: Zoning and Planning Staff

[89917](#) – This code change modifies required rear or side yard height transitions in Employment, Mixed-Use and Commercial Districts adjacent to Residential Districts.

The zoning code currently requires upper stories to be stepped back at a 45-degree angle starting from a point 2 stories/25 feet above grade at the side and/or rear setback line. However, height limits in adjacent residential districts vary from 35 feet in lower-intensity residential zoning districts to 68 feet in the highest-intensity residential zoning districts. This code change would synchronize the height transition requirements with the maximum height in feet allowed as a permitted use on the adjacent residentially zoned property.

The graphic below shows the current height transition requirement on the left compared to the maximum height allowed as a permitted use in the adjacent low density residential zoning district.



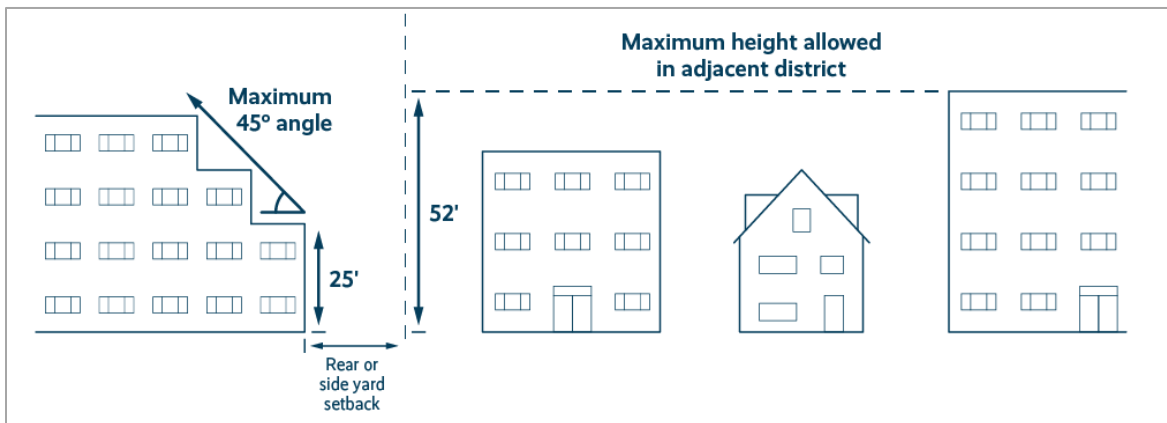
Current Requirement

The graphic below shows the proposed height transition requirement on the left aligned with the maximum height allowed as a permitted use in the adjacent low density residential zoning district.



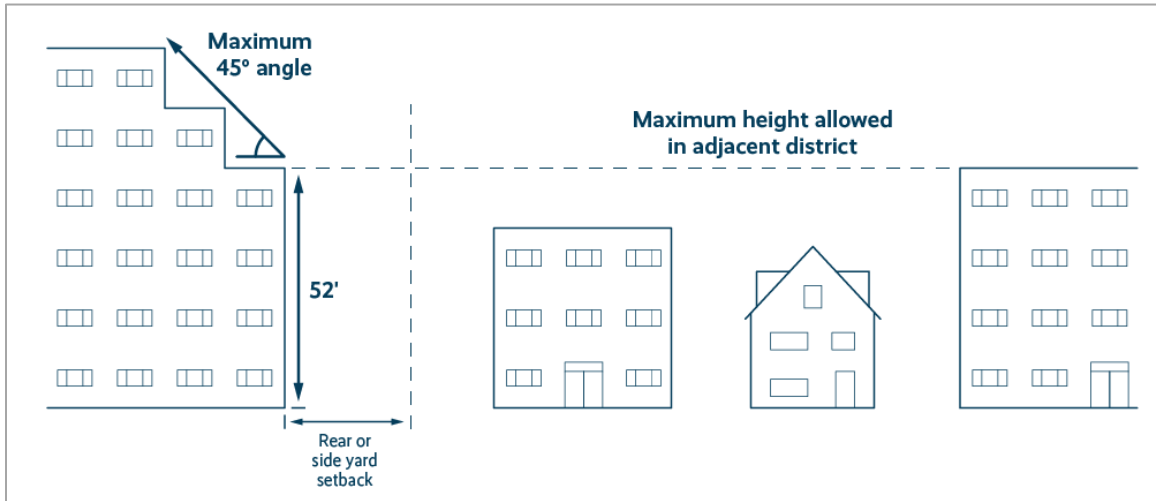
Proposed Requirement

The graphic below shows the current height transition requirement on the left compared to the maximum height allowed as a permitted use in the adjacent higher density residential zoning district, TR-U2.



Current Requirement

The graphic below shows the proposed height transition requirement on the left aligned with the maximum height allowed as a permitted use in the adjacent higher density residential zoning district, TR-U2.



Proposed Requirement

The zoning code currently allows an exception to the maximum height allowed in a height transition area with a conditional use approval. While this code change increases the height at which this transition is required to occur, and thus allows for some additional building mass in the lowest stories of some buildings by-right, a conditional use will still be required for any requested exceptions to these height transition rules.

Staff supports this amendment.