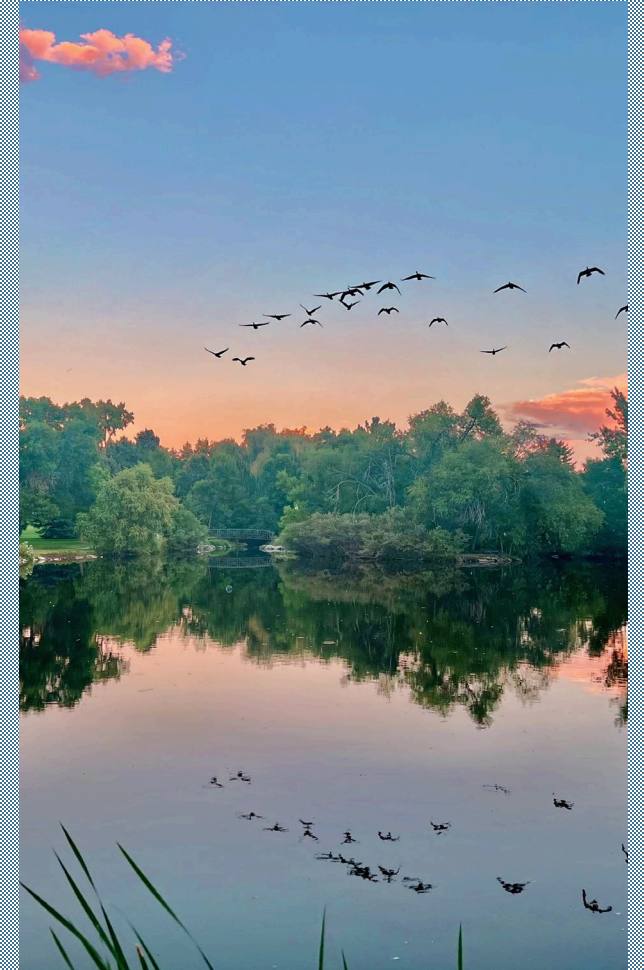


TRANSITIONS STANDARDS REVIEW

Jerad Chipman, Planning Manager

AUGUST 10, 2026



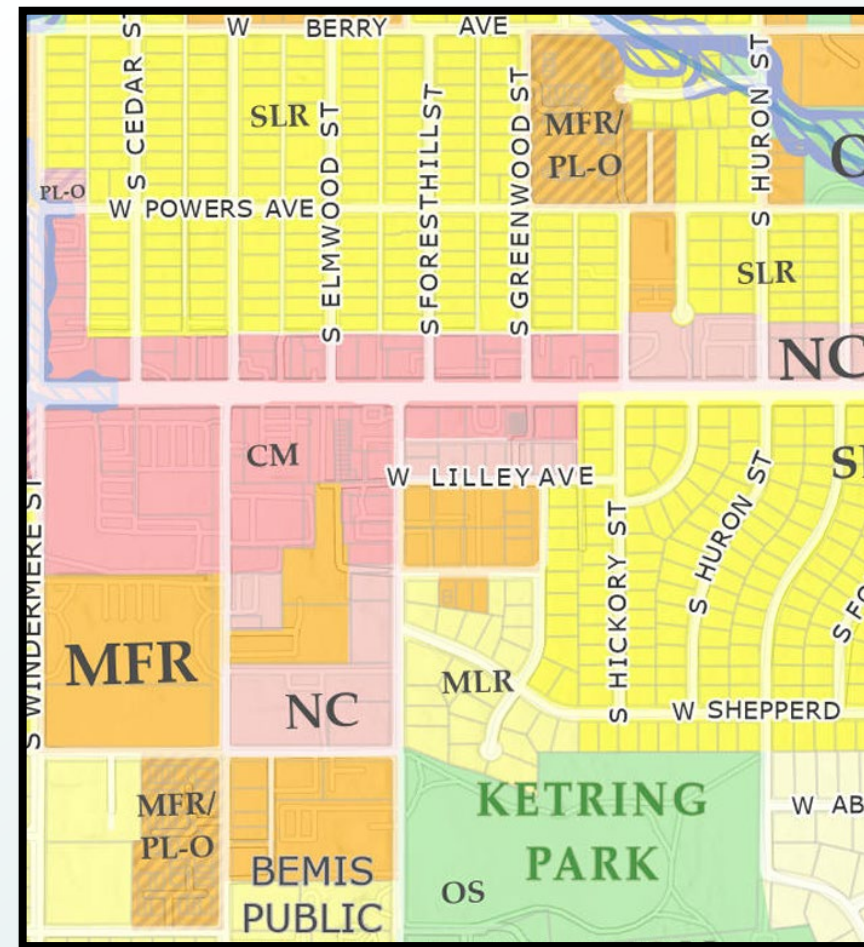
AGENDA

- Chapter 1: Standards For All Districts
- Chapter 2: Downtown Districts
- Chapter 3: Corridor and Mixed-Use Districts
- Chapter 4: Neighborhood Districts
- Chapter 5: Business and Industry Districts
- Discussion

CHAPTER 1 STANDARDS FOR ALL DISTRICTS

SECTION 10-1-3.5 TRANSITION STANDARDS

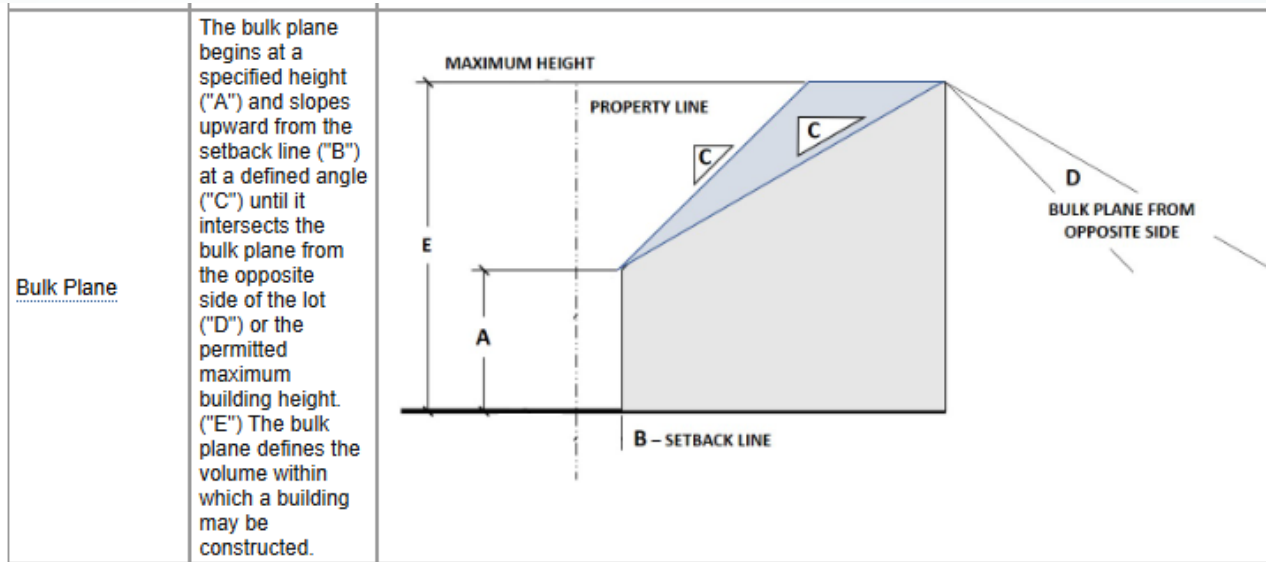
- Purpose:
 - To transition adjoining uses (common lot line), to provide for context-sensitive development, and embrace the value enjoyed by property owners. The regulations are intended to:
 - Reduce – Reduce the impacts on building height and mass on neighboring properties
 - Promote – Promote privacy
 - Preservation – Preserve scenic views; and
 - Protection – Protect access to sunlight.
- Applicability:
 - Applies to new developments, redevelopments, or substantial improvements of principal or accessory buildings in the CM, BC, and IP districts when:
 - Shares a common lot line with an ACR, LLR, MLR, SLR, or MFR District
 - Is separated by a suburban or neighborhood connector or local street from the residential districts.



CHAPTER 1 STANDARDS FOR ALL DISTRICTS - CONTINUED

- Design Modulation:
 - Setbacks. Per district standards.
 - Bulk Plane
 - Applicability. Apply to development and redevelopment in MFR, BC, CM, and IP districts.
 - Standards.
 - Multi-Family in MFR that share a common lot line with ACR, LLR, MLR, SLR districts. If a building is taller than 35 feet it shall be stepped back two feet for each additional foot of building height.
 - Non-Residential buildings separated by a connector or local street. If a building is taller than 35 feet it shall be stepped back two feet for each additional foot of building height.
 - Multi-Family, commercial, institutional, and mixed-use buildings in CM that share a common lot line with ACR, LLR, MLR, SLR districts. If a building is taller than 35 feet it shall be stepped back two feet for each additional foot of building height.
 - Height and Yard Exceptions apply.

SECTION 10-1-3.5 TRANSITION STANDARDS



CHAPTER 1 STANDARDS FOR ALL DISTRICTS - CONTINUED

SECTION 10-1-3.5 TRANSITION STANDARDS

- Use Intensities: If multiple buildings of varying intensities, then the least intense use shall be located near residential.
- Buffering: Per the bufferyard standards. Bufferyards prevail over setbacks.
- Natural Features: Natural features shall be used as transitions where possible.
- Location of Open Space: If common open space is required, that space shall be located close to the residential.
- Operational Standards: Provides extra provisions for Loading Areas, Drive-Throughs, and Outdoor Dining.
- Noise Reduction Techniques: for when a development is near a railroad or state highway.

CHAPTER 1 STANDARDS FOR ALL DISTRICTS - CONTINUED

SECTION 10-1-3.6.F BUFFERYARDS

**Table 10-1-3.6.F.2
District Bufferyard Requirements**

Zoning of Proposed Development	Zoning of Adjoining Lots							
	DNR, DTA, DMS, DMU	ACR, LLR	MLR, SLR	MFR	NC	CM	BC	IP
DNR, DTA, DMS, DMU	See Section 10-2-4.2, DT Bufferyards							
ACR, LLR	See Section 10-2-4.2, DT Bufferyards		--	B	A	B	B	C
MLR, SLR		--		B	A	B	B	C
MFR		B	B		B	A	A	B
NC		A	A	B		A	B	B
CM		B	B	A	A		B	B
BC		B	B	A	B	B		B
IP		C	C	B	B	B	B	

**Figure 10-1-3.6.F.1
District Bufferyard Illustrations**

Bufferyard Type	No Fence	Fence
A		
B		
C		

CHAPTER 1 STANDARDS FOR ALL DISTRICTS - CONTINUED

SECTION 10-1-3.6.F BUFFERYARDS

- Provisions
 - Allowances for constrained sites and exemptions for existing natural environments.
 - If the buffer yard area is over 50% of the required common open space.
 - Results in more than 20 percent of the lot being used for bufferyards.
 - Prevents practical development of a lot.
 - Additional provisions for Adjoining Developments. A new residential development shall provide a bufferyard if:
 - A substantial change in lot size.
 - Difference in building height over eight feet.
 - Housing type differences.
 - Credit for Existing Buffering
 - Existing landscaping may be counted.
 - Encroachments. No structure, parking lot, or loading area is permitted within a required bufferyard.

CHAPTER 2 DOWNTOWN STANDARDS

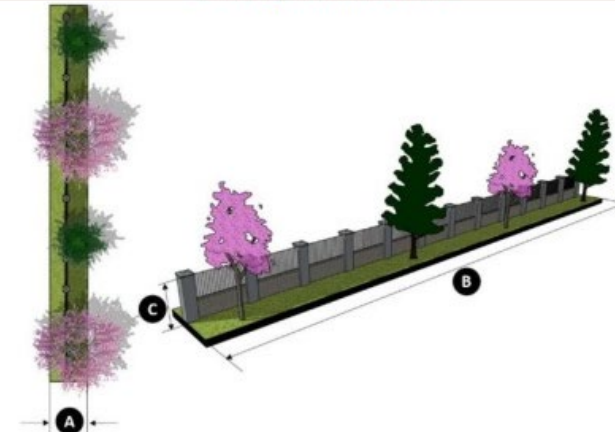
SECTION 10-2

- Character – Many references to character and additional standards that work to create a character.
- Bufferyards – Per land use rather than zone district.

Table 10-2-4.2.1 Building Type Bufferyard Requirements				
District	SFD, SFA	MP, TH	LW, MU, APT	COM, OFF, INS, PS
SFD, SFA	--	--	R	R
MP, TH,	--	--	--	R
LW, MU, APT	R	--	--	--
COM, OFF, INS, PS	R	R	--	--

Table Notes:
SFD = Single-family detached; SFA = Single-family attached/Duplex; MP = Multiplex; TH = Townhouse; APT = Apartment; LW = Live-Work; MU = Mixed-Use; COM = Commercial; OFF = Office; INS = Institutional; PS = Parking Structure
R = Bufferyard required

Figure 10-2-4.2.1
Bufferyard Illustration



CHAPTER 3 CORRIDOR AND MIXED-USE

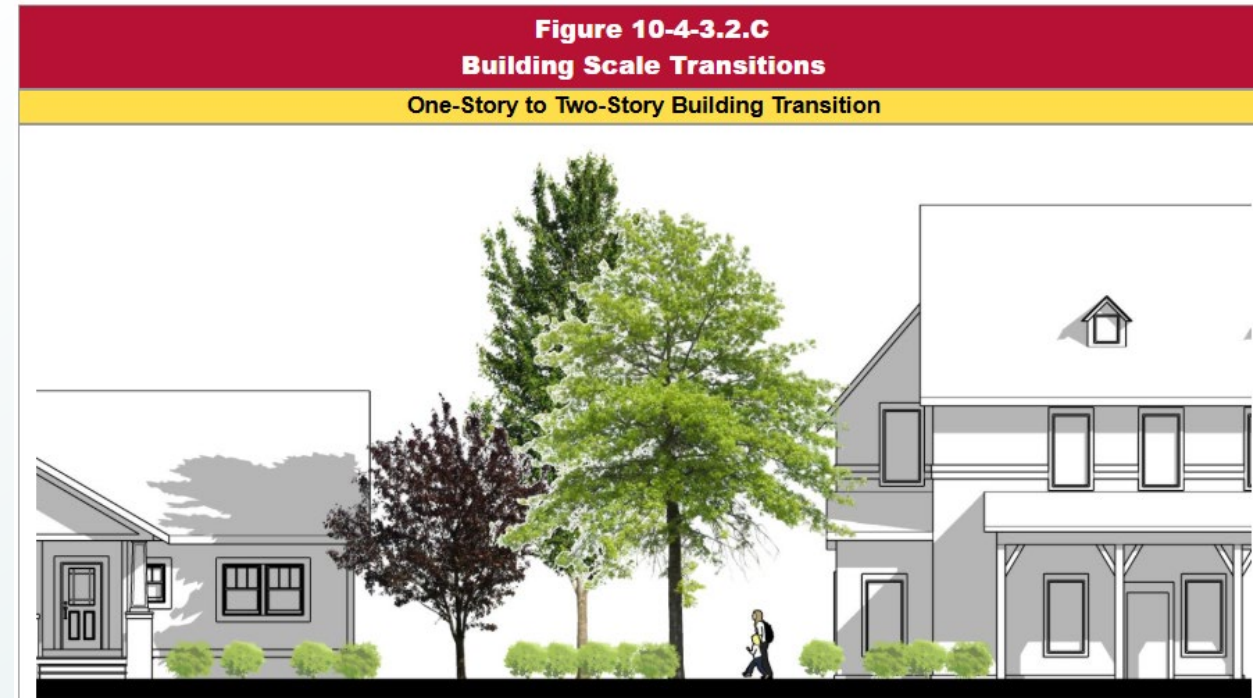
SECTION 10-3

- Transition Standards – References Chapter 1
- Bufferyards – References Chapter 1

CHAPTER 4 NEIGHBORHOOD

SECTION 10-4-3.2.C CONTEXTUAL DEVELOPMENT

- Applicability
- Contextual Standards
 - Compliance with Lot and Building Standards
 - Front Setback
 - Front setback averaging.
 - Corner lot averaging.
 - Vacant lot provision.
 - Height
 - Comparable Heights.
 - New construction shall have a height that does not exceed 115 percent of the average building heights on the two nearest developed lots on both sides of the lot.
 - Height Transitions.
 - If the height exceeds 115 percent a Type A bufferyard is required.



CHAPTER 4 NEIGHBORHOOD - CONTINUED

SECTION 10-4-3.2.C CONTEXTUAL DEVELOPMENT

- Contextual Standards - Continued
 - Building Orientation – Front facades shall be oriented the same manner as adjacent buildings
 - Building Entry – Primary entrance shall be on the street-facing building elevation and with direct access from the sidewalk, driveway, or parking lot.
 - Porches – When 50% or more of the buildings on the block have porches a porch is required.
 - Roof Forms – Roof style and pitch shall be similar to those on the same block.
 - Driveways – Driveways shall be similar width and length to those that exist on the same block.
 - Windows and Doors – Size, scale, spacing, and location of windows and doors on the street facing façade shall be similar to those existing on the block.

CHAPTER 4 NEIGHBORHOOD - CONTINUED

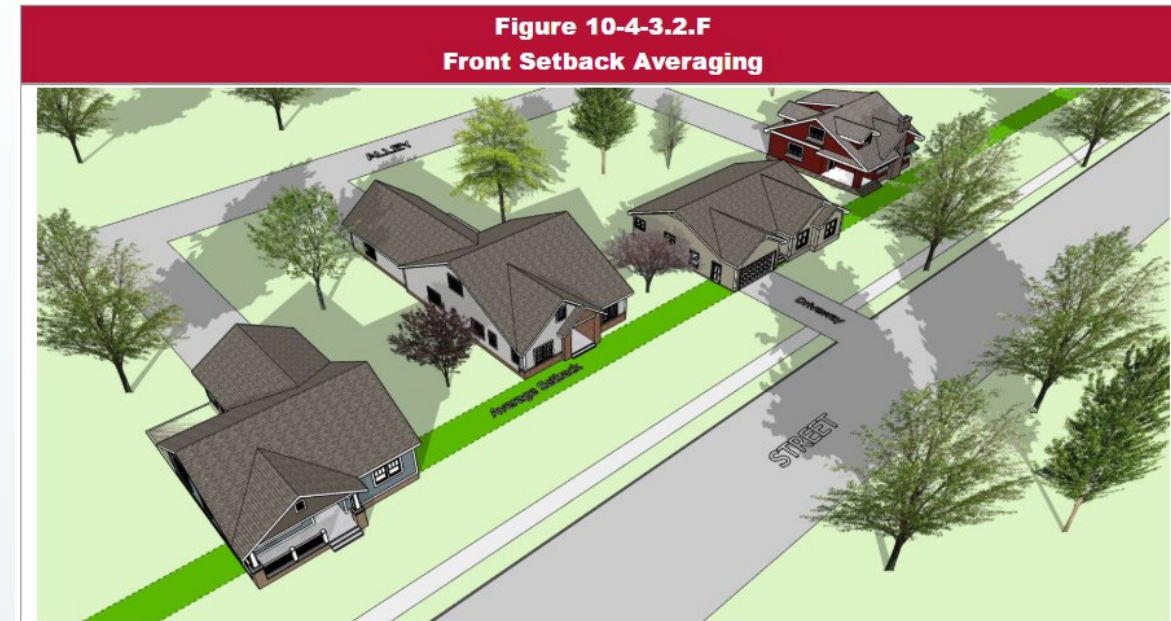
SECTION 10-4-3.2.F NEIGHBORHOOD CONSERVATION

- Applicability
 - Applies to all neighborhoods with single-family detached dwelling units in CM, MLR, and SLR districts. Approval granted by the Director.
 - Existing Dwelling Addition or Expansion – Standards that allow for additions to existing buildings.
- Conforming Lots and Buildings
- Existing Nonconformities
 - Acknowledges nonconformities made from the new zoning districts.

CHAPTER 4 NEIGHBORHOOD - CONTINUED

SECTION 10-4-3.2.F NEIGHBORHOOD CONSERVATION - CONTINUED

- Alternative Standards
 - Approval Required – Building permit required.
 - Variances – A variance is not required.
 - Easements, Rights-of-Way, and Environmental Features – These standards do not allow encroachments or unnecessary damage to environmental resources.
 - Alternative Front Setback
 - Average Setback – The front setback may be reduced to the average front setback along the same street in the same zone district.
 - Porches have additional allowances.
 - Alternative Side Setbacks – All side yards have additional standards.
 - Corner Setback Along a Local Street
 - Corner Setback along Connector or Commercial Street
 - Interior Side Yard
 - Rear Yard



***FURTHER DISCUSSION OR
QUESTIONS?***