UDC Amendment #22
Neighborhood Protection Standards

(Zelenak Request)

29-4.7 – Building Height and Setbacks REQUESTS:

REQUEST 1. Allow the **building height** of any building within the East Campus neighborhood to comply with the existing ECNA Overlay District standard: **"**If a building that does not conform to the building height requirement of the underlying zoning district is damaged by fire or natural disaster, it may be rebuilt to its previous lawful nonconforming height, plus three feet but shall not be rebuilt to exceed the previous number of stories.

REQUEST 2. Allow **building height** requirements for new construction in the East Campus neighborhood to be no more restrictive than the overall code requirements, or 35 feet (Section 4, p. 3. Table 4.1-1 *Dimension Standards for Residential Districts*).

REQUEST 3. At a minimum, allow the existing **setbacks** for current structures to remain in effect should the structure be rebuilt. Otherwise, allow architectural designs to be submitted and considered.

REQUEST 4. If two or more lots are merged and platted into a new legal lot then *reasonable* setbacks should be established to protect neighbors *and* to enable new buildings in the ECNA. Construction that is admired elsewhere in the City could serve as examples of good planning (e.g. the new buildings across from Jefferson Middle School).

29-4.7 (e) Parking, Loading, and Circulation REQUESTS:

REQUEST 1. ELIMINATE the stated restriction for the ECNA: "No parking area, drive-through lane, or vehicle circulation driveway shall be located between a principal structure on a lot containing a use **other than a single-or two-family use** and any side property line abutting a lot containing a single-or two-family dwelling. "

REQUEST 2. *ALLOW* PARKING AREAS for R-MF properties that are located next to R-1 or R-2 properties without needing approval from the director. Allow these parking areas so long as they are at least six (6) feet from an adjacent lot containing a single or two-family dwelling. What the director may do, according to 29-4.7 (e) should simply be ALLOWED.