UDC Amendment #20
Modify Neighborhood Protection Standards

(Treece Request)

Chapter 29 – Unified Development Code
Article 4 – Form and Development Controls
29-4.7 Neighborhood Protection Standards.

29-4.7(a) – Intent.

This section is intended to preserve the residential neighborhood character of established homes within multi-family Districts and adjacent to Mixed Use or Special Districts.

29-4.7(b) – Applicability.

These standards apply:

(1) To all lots in the R-MF District that contain a principle use other than a single- or two-family dwelling; and

(2) To all lots located in any District other than the R-1 and R-2 Districts that shares a side or rear lot line with a lot in the R-1 or R-2 District.

29-4.7(c) - Building Height.

Buildings constructed after the effective date of this Code with a height greater than twenty-four (24) feet shall reduce the perceived height of the building when viewed from abutting lots by using at least one (1) of the following techniques.

(1) "Stepping down" building height of any portion of the building within twenty-five (25) feet of the contiguous side and rear lot lines to a maximum of twenty-four (24) feet.

(2) Increasing the contiguous side yard and rear yard setbacks a minimum of ten (10) feet beyond that otherwise required in the District where the property is located.

29-4.7(d) - Screening and Buffering.

The standards of Section 29-4.4(e) shall apply.

29-4.7(e) - Parking, Loading, and Circulation.

(1) 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.

(2) If the context of a site makes subsection (1) above impractical, the Director may approve a parking lot design that locates a parking area, drive-through lane, vehicle circulation driveway, or a combination of these three site planning elements, in the area described in subsection (1) above, provided all of

those three site planning elements are located at least six (6) feet from an adjacent lot containing a single- or two-family dwelling.

29-4.7(f) - Lighting Height.
The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet.

29-4.7(g) – Building Orientation.

(1) All newly constructed non-accessory structures erected shall provide front entrances, windows and any porches oriented to the street from which it is addressed.

(2) For the purposes of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety (90) degrees to the front or as nearly so as the lot shape permits.

29-4.7(h) – Lot Lines.
No building or structure shall be constructed across an existing lot line.

29-4.7(i) – Lot Combination.
No lot in any existing subdivision may be combined with another lot without complying with the requirements of Section 5.2.
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Chapter 29 – Unified Development Code
Article 5 – Subdivision Standards

29-5.1(f) – Lots.
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(3) Lot Lines.
No building or structure shall be permitted to be constructed across an existing lot line.

(4) Lot Combination.
No lot in any existing subdivision may be combined with another lot without complying with the requirements of Section 5.2.

Chapter 6 – Buildings and Building Regulations
Article II. Building Code
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Section 6-7 – Amendments.
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107.2.5 Site Plan. There shall also be filed a site plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey and certifying as to date survey was made. In the case of demolition, the site plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot. No building or structure shall be permitted to be constructed across an existing lot line.