UDC Amendment #23
Delete Neighborhood Protection Standards in its Entirety

(Land 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.~~