



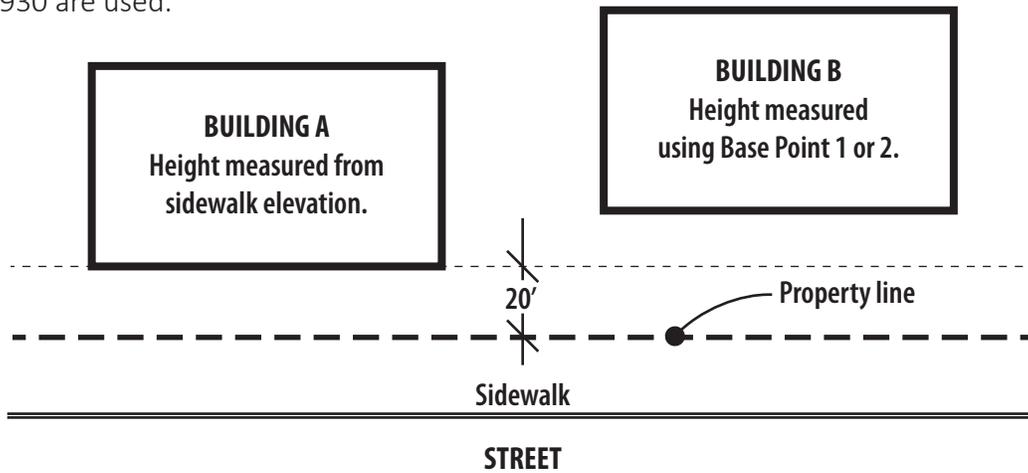
ZONING CODE

INFORMATION GUIDE

Building Height in Commercial/Mixed Use Zones

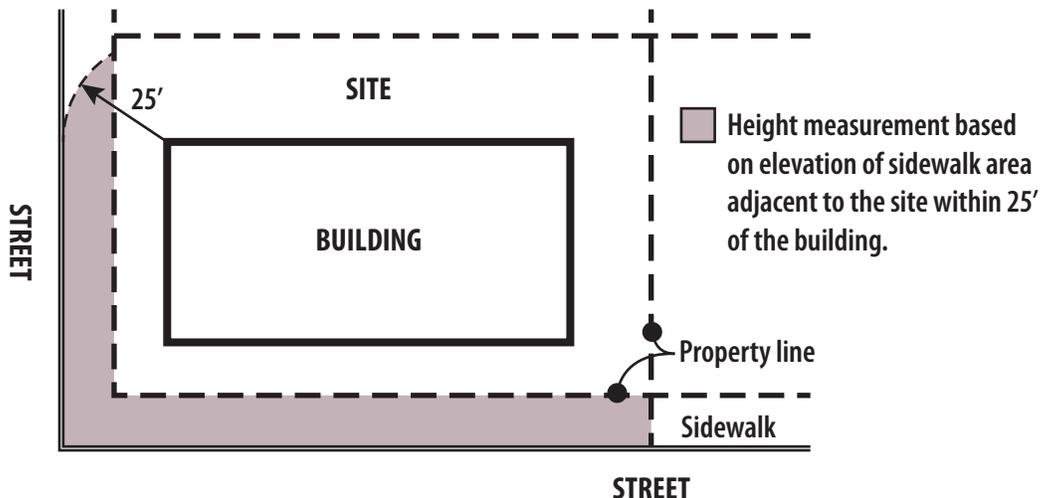
In commercial/mixed use zones, when any portion of a building is within 20 feet of a street lot line, height is measured from the sidewalk area located adjacent to the site.

- The standard applies when any portion of a building is within 20 feet of a street lot line.
- If no portion of the building is within 20 feet of a street lot line, Base Point 1 or Base Point 2 measurements found in 33.930 are used.



Measurement points:

- If the highest elevation within the sidewalk area is not more than 10 feet about the lowest elevation within that area, height is measured from the highest elevation of the sidewalk area located adjacent to the site within 25 feet of the building.
- If the highest elevation within the sidewalk area is more than 10 feet higher than the lowest elevation within that area, height is measured from the from a point 10 feet above the lowest elevation of the sidewalk area located adjacent to the site and within 25 feet of the building.
- Height is not measured from the sidewalk area adjacent to neighboring sites.

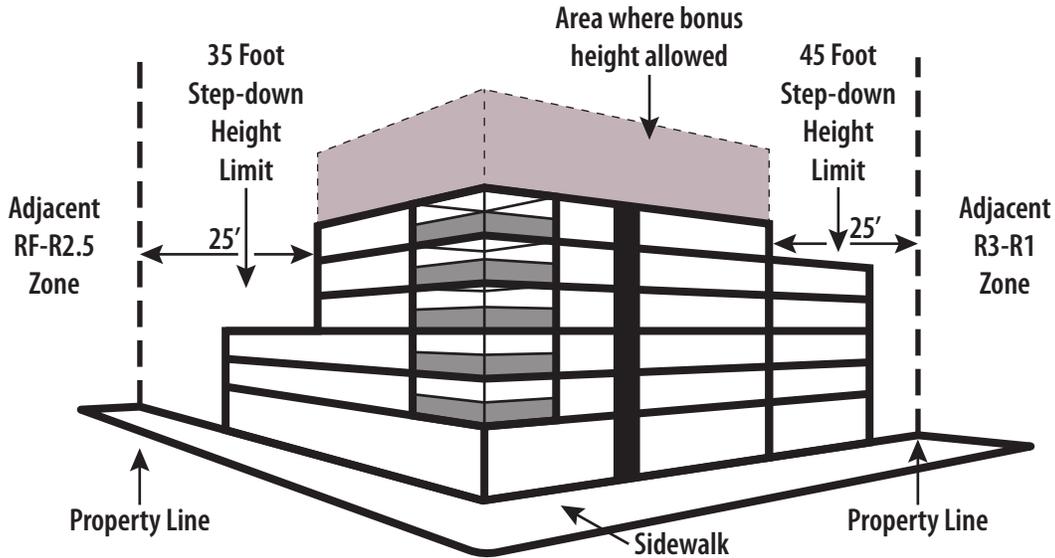


Height Step-Downs:

- Step-down height is required for sites that are adjacent to or across a local service street from residential zoning.
- This standard applies in the CM1, CM2, CM3 and CE zones.
- The bonus heights are not allowed where step-down height limits apply.

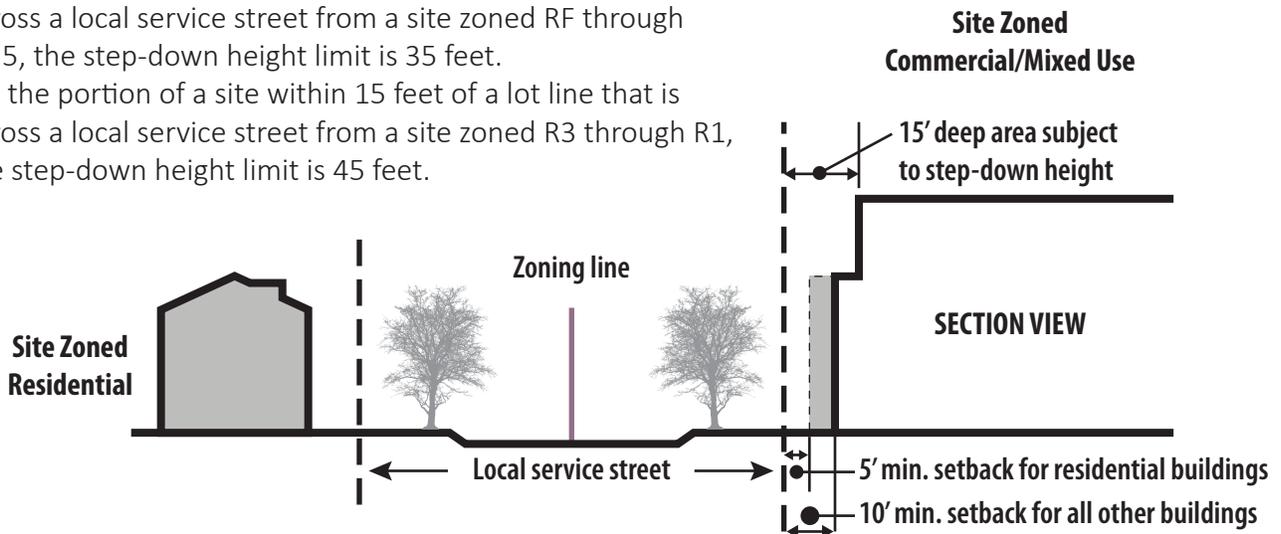
Step-down adjacent to residential zones

- On the portion of a site within 25 feet of a site zoned RF through R2.5, the step-down height limit is 35 feet.
- On the portion of a site within 25 feet of a site zoned R3 through R1, the step-down height limit is 45 feet.



Step-down across a local service street from an RF to R1 zone

- On the portion of a site within 15 feet of a lot line that is across a local service street from a site zoned RF through R2.5, the step-down height limit is 35 feet.
- On the portion of a site within 15 feet of a lot line that is across a local service street from a site zoned R3 through R1, the step-down height limit is 45 feet.



BUILDING HEIGHT IN COMMERCIAL/MIXED USE ZONES