

COMMERCIAL & INDUSTRIAL DISTRICT ADDITIONAL HEIGHT ALLOWANCE CONCEPT OVERVIEW

District	Current Height Standards					Proposed Height Standards				
	Height Maximum	General Setbacks	Setbacks from Residential Properties	Additional Height Allowances	Additional Standards (i.e., setbacks, design)	Height Maximum & Intent	General Setbacks	Setbacks from Residential Properties	Additional Height Allowances	Additional Standards (i.e., setbacks, design)
B-1, Neighborhood Business	35 ft.	Front—50 ft. or 35 ft. depending on roadway Side (street)—50 ft. or 35 ft. depending on roadway Side (interior)—None Rear—None	Side—25 ft. Rear—30 ft.	N/A	N/A	40 ft. Allow for 2 story structures	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—20 ft. Rear—30 ft.	50 ft. for the following situations: <ul style="list-style-type: none"> Structure no more than 2 stories 	None
CB, Community Business	3 stories, not to exceed 45 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—20 ft. Rear—25 ft.	N/A	Buildings with heights over 35 ft. are subject to an additional setback requirement of 4 additional feet.	50 ft. Allow for 3 story structures	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—20 ft. Rear—30 ft.	65 ft. for the following situations: <ul style="list-style-type: none"> Structure no more than 3 stories 	None
B-2, Regional Business	40 ft.	Front—50 ft. or 35 ft. depending on roadway Side (street)—50 ft. or 35 ft. depending on roadway Side (interior)—None Rear—None	Side—30 ft. Rear—35 ft.	Buildings located within the Employment Center, Community Mixed Use, Urban Mixed Use or Commerce Zone place types and fronting along a collector, minor arterial, or principal arterial have no limit as long as their floor-to-area ratio does not exceed 1.0. Floor-to-area ratio allowed up to 1.4 if the ratio of the total building footprint to the total buildable site area does not exceed 40% and the required parking is included within the building footprint. If all surface parking is within the building footprint, additional floor area can be added at the rate of 1 ft. of floor per 1 ft. of parking area. The total height of the parking structure shall be excluded from the height limit.	N/A	50 ft. Allow for 3 stories	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—30 ft. Rear—30 ft.	100 ft. for the following situations: <ul style="list-style-type: none"> Structure no more than 3 stories Hotel or Motel no more than 5 stories 	When adjacent to R residential properties (RA, R-20, R-20S, R -15, R-10, R-7, R-5), additional setbacks, step backs, or buffers apply: <ul style="list-style-type: none"> -Additional setbacks or step backs for portions of buildings <ul style="list-style-type: none"> -40 ft. for structures 51-75 ft. tall -50 ft. for structures 76-100 ft. tall -Additional buffering <ul style="list-style-type: none"> -25 ft. vegetative buffer/15 ft. vegetation w/fencing for structures 51-75 ft. tall -30 ft. vegetative buffer/20 ft. vegetation w/fencing for structures 76-100 ft. tall

District	Current Height Standards					Proposed Height Standards				
	Height Maximum	General Setbacks	Setbacks from Residential Properties	Additional Height Allowances	Additional Standards (i.e., setbacks, design)	Height Maximum & Intent	General Setbacks	Setbacks from Residential Properties	Additional Height Allowances	Additional Standards (i.e., setbacks, design)
O&I, Office & Institutional	Residential Uses—40 ft. Nonresidential & Mixed Use Structures—52 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—25 ft. Rear—30 ft.	N/A	N/A	Residential Uses—45 ft. Allows for 3 stories Nonresidential & Mixed Use Structures—75 ft. Allows for 5 stories	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—25 ft. Rear—30 ft. See Additional Standards for structures >50 ft. in height	Residential Uses—50 ft. for the following situations <ul style="list-style-type: none">Structure no more than 3 stories Nonresidential & Mixed Use Structures—125 ft. for the following situations: <ul style="list-style-type: none">Structure no more than 5 storiesColleges, University, & Professional Schools and Hospital structures no more than 7 stories	When adjacent to R residential properties (RA, R-20, R-20S, R -15, R-10, R-7, R-5), additional setbacks, step backs, or buffers apply: -Additional setbacks or step backs for portions of buildings -40 ft. for structures 51-75 ft. tall -50 ft. for structures 76-100 ft. tall -60 ft. for structures 101-125 ft. tall -Additional buffering -25 ft. vegetative buffer/15 ft. vegetation w/fencing for structures 51-75 ft. tall -30 ft. vegetative buffer/20 ft. vegetation w/fencing for structures 76-100 ft. tall -35 ft. vegetative buffer/25 ft. vegetation w/fencing for structures 101-125 ft. tall
I-1, Light Industrial District	45 ft.	Front—50 ft. Side (street)—50 ft. Side (interior)—None Rear—None	Side—50 ft. (may be reduced to no more than 35 ft. with additional buffering) Rear—50 ft. (may be reduced to no more than 40 ft. with additional buffering)	Buildings located within the Employment Center or Commerce Zone place types and fronting along a collector, minor arterial, or principal arterial have no height limit provided their floor-to-area ratio does not exceed 1.0.	N/A	50 ft. Allows for 3 stories	Front—50 ft. Side (street)—50 ft. Side (interior)—None Rear—None	Side—50 ft. (may be reduced to no more than 35 ft. with additional buffering) Rear—50 ft. (may be reduced to no more than 40 ft. with additional buffering)	100 ft. for the following situations: <ul style="list-style-type: none">Structure no more than 3 storiesGovernment Offices & Buildings, Hotel or Motel, Offices for Private Business and Professional Activities, and Research and Development Facility structures no more than 7 stories	None

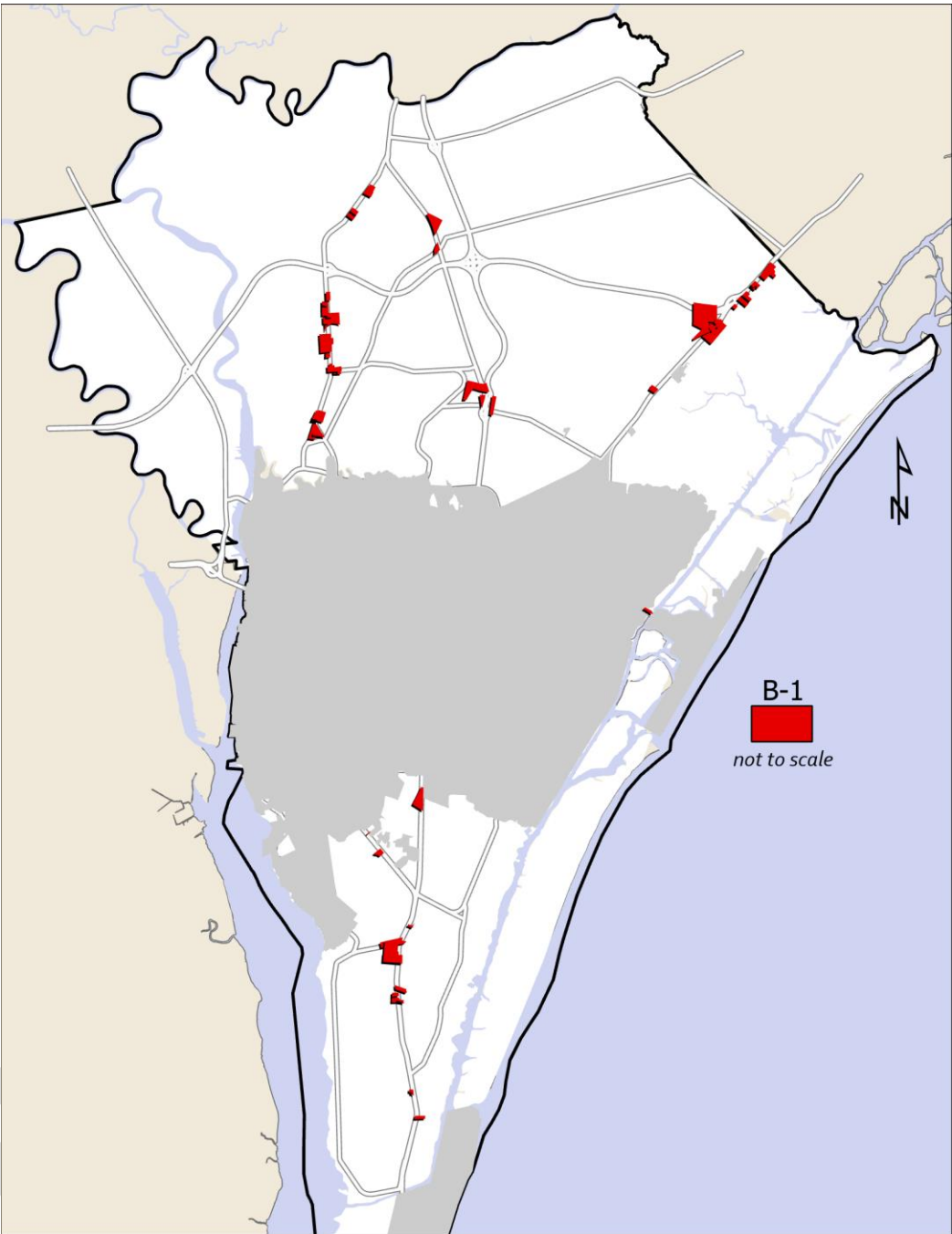
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS

B-1 NEIGHBORHOOD BUSINESS DISTRICT

CONCEPT SUMMARY: Adjust height standards to allow for 2-story commercial structures and modify setbacks to allow consistent development patterns.

DISTRICT INTENT: To provide lands that accommodate a range of small-scale, low-intensity, neighborhood-serving commercial development that provide goods and services to residents of adjacent neighborhoods. District regulations are intended to ensure uses, development intensities, and a development form that is consistent with a pedestrian-friendly, walkable, and neighborhood scale. Mixed use development is allowed that is consistent with district character.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, this commercial district could be appropriate for small-scale commercial services in carefully located General Residential areas, in Community Mixed Use areas, as transitions between higher intensity and lower intensity development patterns, and in other areas with site-specific conditions. This district is most likely to be applied along roadways and at minor intersections.



Considerations:

- This district is currently applied to a number of properties along major and minor roadway corridors that any amendment could impact.
- A wide range of uses are allowed in this district, none of which should require more than a 2-story building.
- 2-story nonresidential and mixed use buildings currently require about 38 ft. in height.
- In the Community Business district front yard setbacks are 25 ft., street side setbacks are 25 ft., side setbacks from residential properties are 20 ft. and rear setbacks from residential properties are 25 ft.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards					Proposed Standards				
Height Maximum	Setbacks		Additional Height Allowances		Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards		General	Adjacent to Residential	Allowance Maximum	Additional Standards
35 ft.	Front—50 ft. or 35 ft. depending on roadway Side (street)—50 ft. or 35 ft. depending on roadway Side (interior)—None Rear—None	Side—25 ft. Rear—30 ft.	N/A	N/A	40 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—20 ft. Rear—30 ft.	50 ft. for the following situations: -Structure no more than 2 stories	None

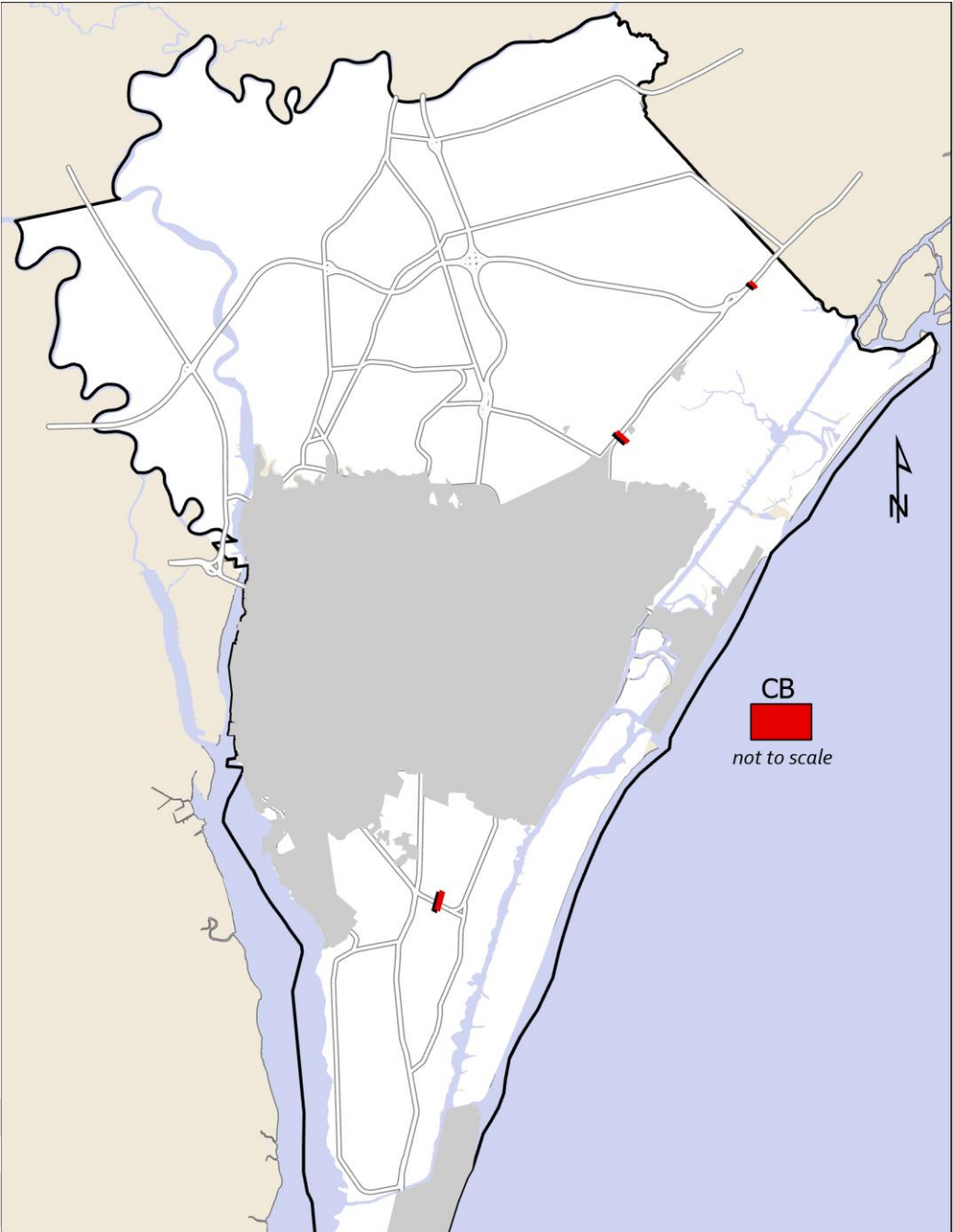
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS

CB COMMUNITY BUSINESS DISTRICT

CONCEPT SUMMARY: Adjust height standards to allow for 3-story commercial structures and modify setbacks to allow consistent development patterns.

DISTRICT INTENT: To provide lands that accommodate the development, growth, and continued operation of businesses that serve surrounding neighborhoods with goods and services needed for a variety of daily and long-term purposes. Development in the CB district should be designed in a form and at a scale that is both walkable and accessible to vehicles and located at intersections and along streets that will allow multiple neighborhoods access to the district’s businesses. CB district lands can serve as a buffer between higher density/intensity development and moderate or low density multi-family and single family neighborhoods.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, this commercial district could be appropriate for Community Mixed Use areas, which anticipates heights around 2-3 stories, as transitions between higher intensity and lower intensity development patterns, and in other areas with site-specific conditions. This district is most likely to be applied along roadways and at intersections.



Considerations:

- This district is currently applied to only three properties, all subject to conditional zoning approvals.
- The uses allowed in this district are limited and designed to be appropriate in close proximity to existing residential neighborhoods. Typical uses include retail and offices.
- 3-story nonresidential buildings currently require about 50 ft. in height.
- In the Neighborhood Business district, rear setbacks from residential properties are 30 ft.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
3 stories, not to exceed 45 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—25 ft. Rear—25 ft.	N/A	Buildings with heights over 35 ft. are subject to an additional setback requirement of 4 additional feet

Proposed Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
50 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—20 ft. Rear—30 ft.	65 ft. for the following situations: -Structure no more than 3 stories	None

2021 HEIGHT STANDARDS AMENDMENT CONCEPTS

B-2 REGIONAL BUSINESS DISTRICT

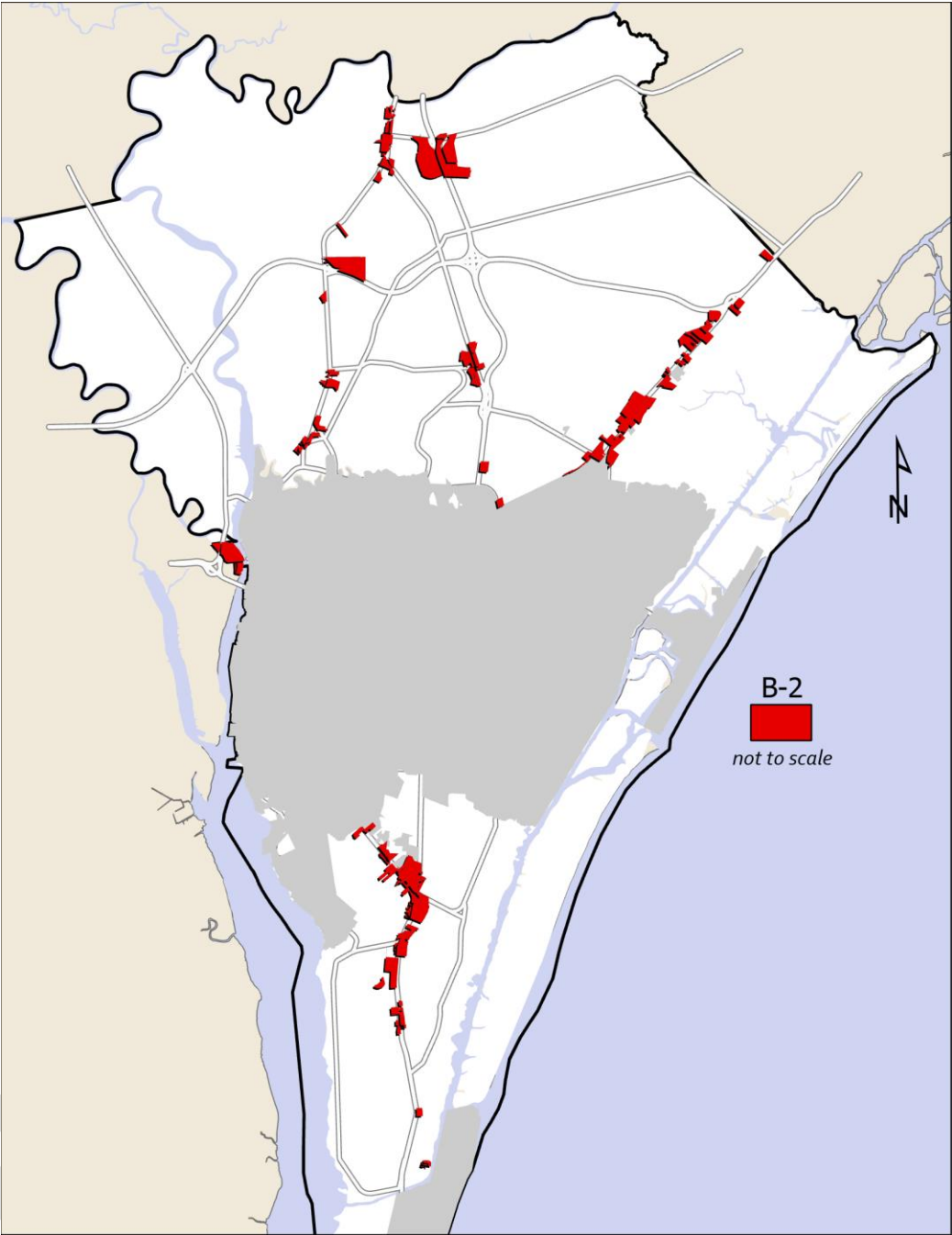
CONCEPT SUMMARY: Adjust height standards to allow for 3-story commercial structures, allow for 5-story hotels and motels, and modify setbacks to allow consistent development patterns and adequately protect adjacent residential properties.

DISTRICT INTENT: To provide for the proper site layout and development of larger format or larger structure size business uses, including big box stores and automobile dealers. It is also designed to provide for the appropriate location and design of auto-oriented uses that meet the needs of the motoring public or that rely on pass-by traffic.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, because of the range of uses allowed, this commercial district could be appropriate for a wide variety of areas, including:

- Community Mixed Use areas, which anticipates heights around 2-3 stories,
- Urban Mixed Use areas, which anticipates up to 7 stories for some uses,
- Employment Centers, which anticipates up to 7 stories for some uses, and
- Other areas with site-specific conditions.

This district is most likely to be applied along roadways and at intersections.



Considerations:

- This district is the most common commercial district in the county’s jurisdiction. It is applied along major and minor roadways and to properties surrounded by residential development.
- This district allows a wide range of uses including retail, auto-oriented sales, offices, lodging, heavy commercial, and some manufacturing. The only permitted uses likely to need more than 3 stories are hotels and motels.
- 3-story nonresidential buildings currently require about 50 ft. in height.
- 5-story nonresidential buildings currently require 75 ft.
- An additional allowance for unlimited height is currently provided for in this district for qualifying properties. No additional setbacks are required, though the floor-to-area ratio standard was intended to ensure more open space. This provision has not been used for a project at this point to staff’s knowledge.
- The draft amendment concept would reduce some current height allowances for properties located in particular Comprehensive Plan Place Types and along particular roadways. However, place types were not developed to be property specific, which could cause difficulties in determining the application of the additional height allowance for some properties.
- In order to allow for the full scale of development intensity envisioned in the Comprehensive Plan, an additional commercial district that would allow for uses appropriate at a more intense urban scale (i.e., retail, mixed-use, offices but not industrial) could be useful.

See the back of this page for proposed amendments.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
40 ft.	Front—50 ft. or 35 ft. depending on roadway Side (street)—50 ft. or 35 ft. depending on roadway Side (interior)—None Rear—None	Side—30 ft. Rear—35 ft.	<p>Buildings located within the Employment Center, Community Mixed Use, Urban Mixed Use or Commerce Zone place types and fronting along a collector, minor arterial, or principal arterial have no limit as long as their floor-to-area ratio does not exceed 1.0.</p> <p>Floor-to-area ratio allowed up to 1.4 if the ratio of the total building footprint to the total buildable site area does not exceed 40% and the required parking is included within the building footprint.</p> <p>If all surface parking is within the building footprint, additional floor area can be added at the rate of 1 ft. of floor per 1 ft. of parking area. The total height of the parking structure shall be excluded from the height limit.</p>	N/A

Proposed Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
50 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—30 ft. Rear—30 ft.	<p>100 ft. for the following situations:</p> <ul style="list-style-type: none">Structure no more than 3 storiesHotel or Motel no more than 5 stories	<p>When adjacent to R residential properties (RA, AR, R-20, R-20S, R -15, R-10, R-7, R-5), additional setbacks, step backs, OR buffers apply:</p> <p>-Option 1: Additional setbacks or step backs for portions of buildings</p> <ul style="list-style-type: none">-40 ft. for structures 51-75 ft. tall-50 ft. for structures 76-100 ft. tall <p>-Option 2: Additional buffering</p> <ul style="list-style-type: none">-25 ft. vegetative buffer/15 ft. vegetation w/fencing for structures 51-75 ft. tall-30 ft. vegetative buffer/20 ft. vegetation w/fencing for structures 76-100 ft. tall

2021 HEIGHT STANDARDS AMENDMENT CONCEPTS

O&I OFFICE AND INSTITUTIONAL DISTRICT

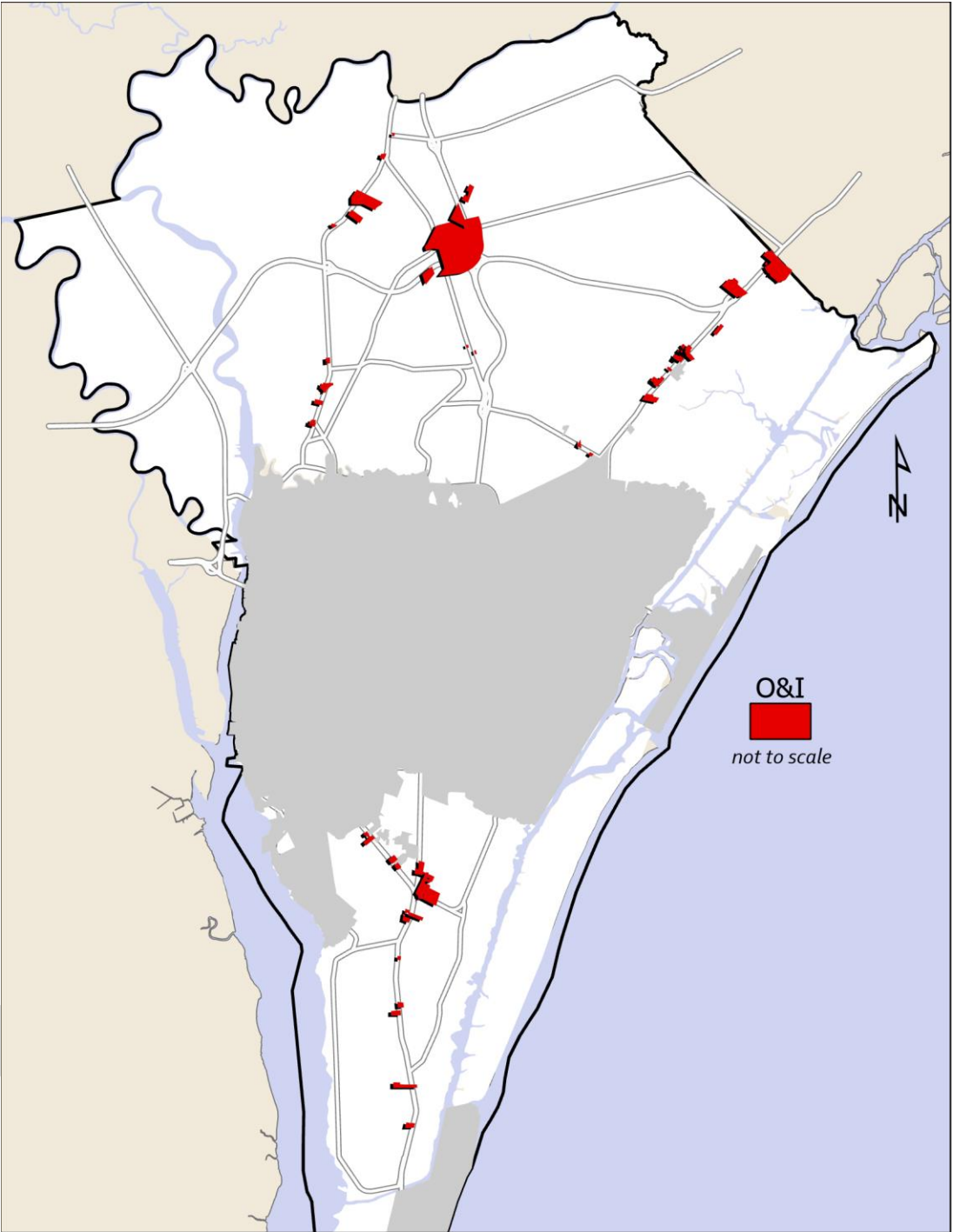
CONCEPT SUMMARY: Adjust height standards to allow for 3-story residential structures, 5-story nonresidential and mixed uses structures, 7-story selected institutional uses, and to modify setbacks to adequately protect adjacent residential properties.

DISTRICT INTENT: To provide lands that accommodate institutional, professional office, and other compatible uses. The O&I district should be located in areas with more intense uses and higher density development patterns to support economic clusters in appropriate locations

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, because of the range of uses allowed, this commercial district could be appropriate for a wide variety of areas, including:

- Community Mixed Use areas, which anticipates heights around 2-3 stories,
- Urban Mixed Use areas, which anticipates up to 7 stories for some uses,
- Employment Centers, which anticipates up to 7 stories for some uses, and
- Other areas with site-specific conditions.

This district is most likely to be applied along roadways and as part of integrated special-purpose developments (i.e., schools, medical facilities, office parks, etc.).



Considerations:

- This district is currently applied to a number of properties along major and minor roadways.
- The uses allowed in this district are relatively limited. Typical uses include offices, medical facilities, and educational institutions.
- 3-story nonresidential buildings currently require about 50 ft. in height.
- 5-story nonresidential and mixed use buildings currently require about 75 ft. in height.
- 7-story nonresidential buildings currently require about 100 ft. in height.
- O&I districts are commonly used as transitions between higher intensity and lower intensity uses, as well as for large-scale institutional uses. The draft amendment concept would be most appropriate for the institutional uses, though the small size of other properties currently zoned O&I should not increase impacts on adjacent parcels. However, an additional office district that could serve as a transition between higher intensity and lower intensity places may be necessary to specifically allow for smaller-scale office uses. The Community Business (CB) district may also serve that function.

See the back of this page for draft amendment concept.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
Residential Uses—40 ft. Nonresidential & Mixed Use Structures—52 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—25 ft. Rear—30 ft.	N/A	N/A

Proposed Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
Residential Uses—45 ft. Nonresidential & Mixed Use Structures—75 ft.	Front—25 ft. Side (street)—25 ft. Side (interior)—None Rear—None	Side—25 ft. Rear—30 ft. See Additional Standards for structures >50 ft. in height	Residential Uses—50 ft. for the following situations <ul style="list-style-type: none">Structure no more than 3 stories Nonresidential & Mixed Use Structures—125 ft. for the following situations: <ul style="list-style-type: none">Structure no more than 5 storiesColleges, University, & Professional Schools and Hospital structures no more than 7 stories	When adjacent to R residential properties (RA, AR, R-20, R-20S, R -15, R-10, R-7, R-5), additional setbacks, step backs, or buffers apply: -Additional setbacks or step backs for portions of buildings -40 ft. for structures 51-75 ft. tall -50 ft. for structures 76-100 ft. tall -60 ft. for structures 101-125 ft. tall -Additional buffering -25 ft. vegetative buffer/15 ft. vegetation w/fencing for structures 51-75 ft. tall -30 ft. vegetative buffer/20 ft. vegetation w/fencing for structures 76-100 ft. tall -35 ft. vegetative buffer/25 ft. vegetation w/fencing for structures 101-125 ft. tall

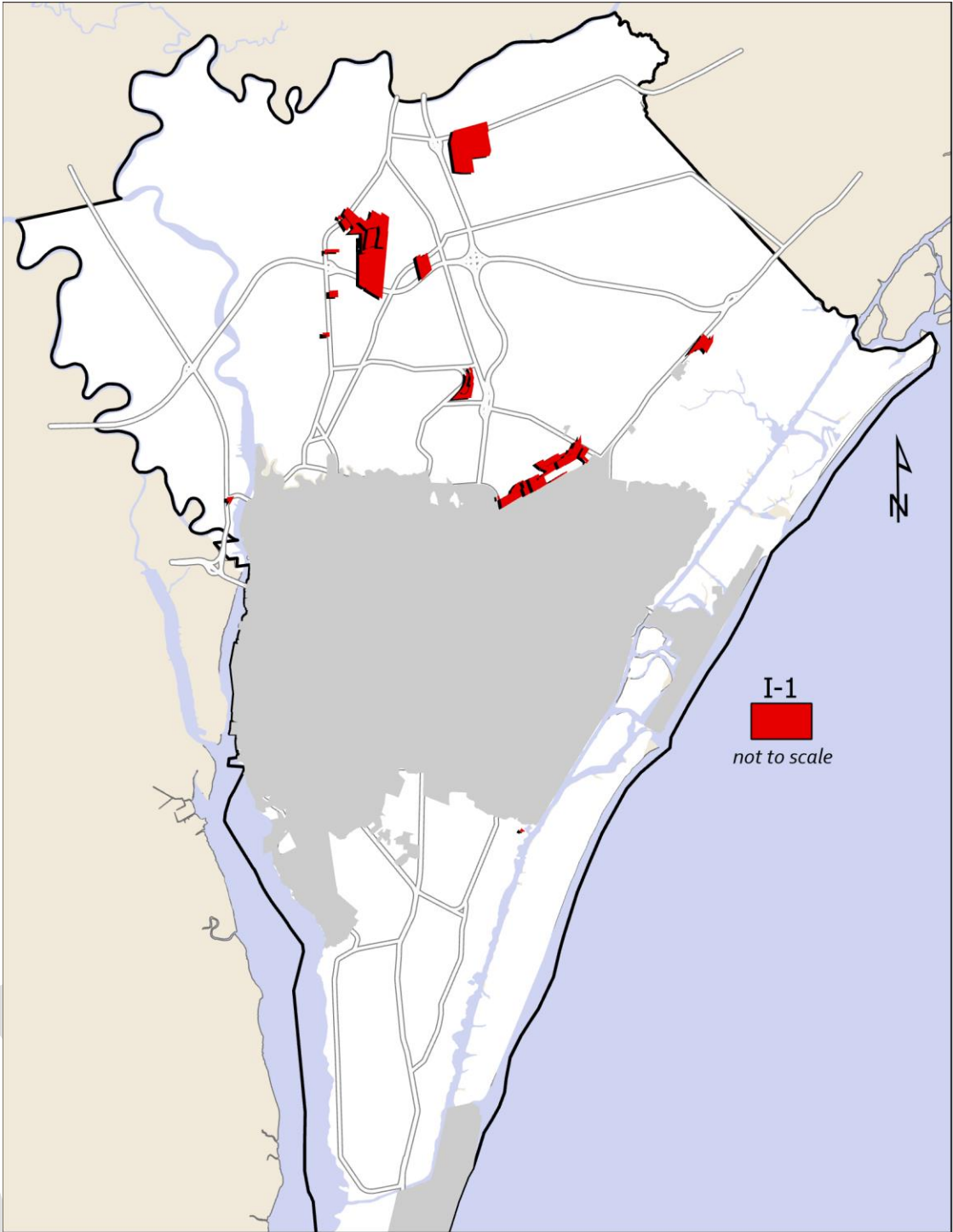
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS

I-1 LIGHT INDUSTRIAL DISTRICT

CONCEPT SUMMARY: Adjust height standards to allow for 3-story structures and allow for 7-story office buildings and hotels and motels.

DISTRICT INTENT: To provide lands to accommodate light industrial development and associated operations, including assembly, fabrication, packaging, and transport, where operations are conducted primarily indoors and where suitable sites are served by rail, a waterway, and/or a highway transportation system as well as readily available utilities. I-1 districts are also intended to support the development of commerce and employment clusters as recommended in the Comprehensive Plan.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, this district could be appropriate for Employment Centers and Commerce, which both anticipate heights around 7 stories for office buildings, and in other areas with site-specific conditions. This district is most likely to be applied near existing employment and commerce nodes and near major roadways or other transportation corridors.



Considerations:

- This district is currently applied to a number of properties, primarily in the northern portion of the county’s jurisdiction.
- This district allows a wide variety of uses, including office, commercial, manufacturing, waste and salvage, and wholesaling operations.
- 3-story nonresidential buildings currently require about 50 ft. in height.
- 7-story nonresidential buildings currently require about 100 ft. in height.
- The I-1 district currently requires large setbacks from adjacent residential properties, so it would not be necessary to amend setbacks to mitigate the impact of taller buildings on existing homes.
- The current dimensional standards are designed primarily for manufacturing uses, limiting the types of office uses that may otherwise be appropriate for employment centers in the county.
- The draft amendment concept would be most appropriate for larger pieces of property or integrated developments, though the small size of other properties currently zoned I-1 should not increase impacts on adjacent parcels.

See the back of this page for proposed amendments.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
45 ft.	Front—50 ft. Side (street)—50 ft. Side (interior)—None Rear—None	Side—50 ft. (may be reduced to no more than 35 ft. with additional buffering) Rear—50 ft. (may be reduced to no more than 40 ft. with additional buffering)	Buildings located within the Employment Center or Commerce Zone place types and fronting along a collector, minor arterial, or principal arterial have no height limit provided their floor-to-area ratio does not exceed 1.0.	None

Proposed Standards				
Height Maximum	Setbacks		Additional Height Allowances	
	General	Adjacent to Residential	Allowance Maximum	Additional Standards
50 ft.	Front—50 ft. Side (street)—50 ft. Side (interior)—None Rear—None	Side—50 ft. (may be reduced to no more than 35 ft. with additional buffering) Rear—50 ft. (may be reduced to no more than 40 ft. with additional buffering)	100 ft. for the following situations: <ul style="list-style-type: none">• Structure no more than 3 stories• Government Offices & Buildings, Hotel or Motel, Offices for Private Business and Professional Activities, and Research and Development Facility structures no more than 7 stories	None