

SECTION 9.0600

HEIGHT TRANSITION

General

9.0601 Purpose

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Standards

9.0610 Height Transition Standards

General

9.0601 Purpose

To reduce the visual and solar impact of the height of new buildings on residential buildings located on adjoining lots.

9.0602 Applicability

The following standards apply to buildings to be built on lots in the following districts:

- Corridor Districts: Community Commercial, Moderate Commercial, Station Center, Station Center Ruby Junction Overlay, Rockwood Town Center, Corridor Multifamily and Corridor Mixed Use
- Moderate Density Residential-12
- Moderate Density Residential-24
- Office/Residential
- Commercial Districts: Neighborhood Commercial
- Industrial: General Industrial, Heavy Industrial
- Downtown Plan Districts
- Civic Neighborhood Plan Districts

When they abut the following land-use districts:

- Low-Density Residential-5
- Low-Density Residential-7
- Transit Low-Density Residential
- Transitional Residential

These standards do not apply in the Springwater and Pleasant Valley Plan Districts. Refer to those sections for height and height transition information. These standards also do not apply to single detached dwellings and middle housing. Affordable housing developments that are subject to the building height bonus (**Section 10.1711(H)**) and subject to the height transition standards may add the applicable building height allowance under **Table 10.1711(B)** to the maximum building height in **Section 9.0610(A)**.

Standards

9.0610 Height Transition Standards

- A. On the applicable lots (see **Figure 9.0610(A)**):
 1. On the portion of the site less than or equal to 35 feet from the lot line of a lot zoned LDR-5, LDR-7, TR or TLDR, the maximum building height shall be 30 feet.
 2. On the portion of the site more than 35 feet but less than or equal to 50 feet from the lot line of a lot zoned LDR-5, LDR-7, TR or TLDR, the maximum building height shall be 45 feet.

Figure 9.0610(A) Height transition

