

Compatibility Standards in the LDC and East Riverside Corridor

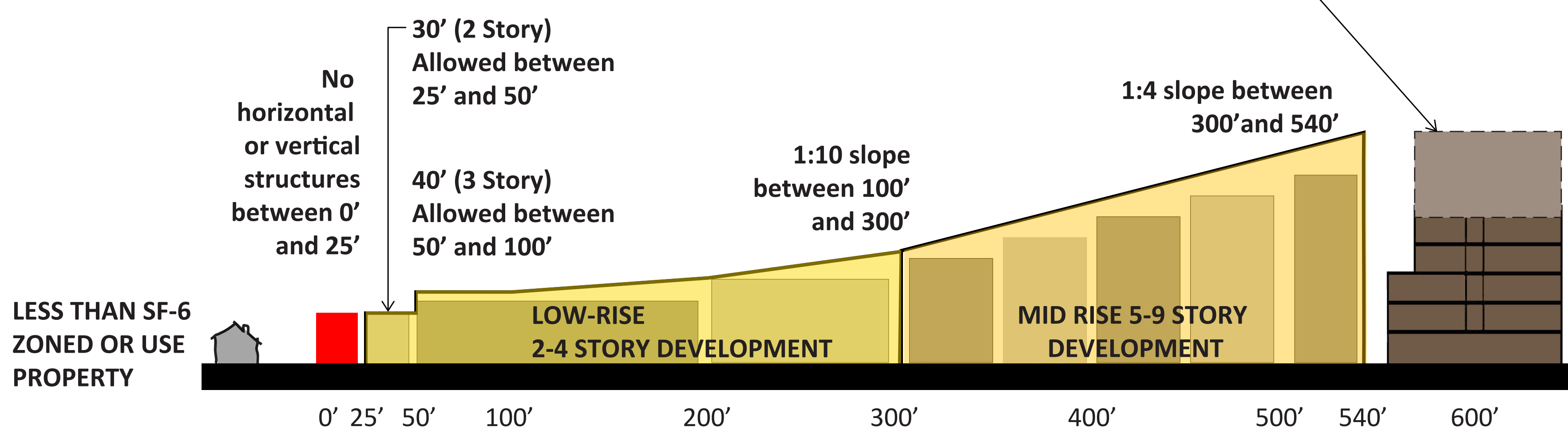
Height and setbacks regulations provide buffers between single family homes and more intense building types. Current regulations in the LDC and for the East Riverside Corridor provide significant opportunities for low-rise and mid-rise development while protecting the character of existing single-family neighborhoods.

LDC: SF6, MF, CS-MU zoning districts

Standard Requirements:

- Some design standards (lighting, noise, signage, parking)
- Limit on building height
- Building setbacks

Note: If buildings over 120' are allowed in this location through a development bonus, they may begin after 540'.



East Riverside Corridor

Height transitions occur over a shorter distance along the East Riverside Corridor because trade-offs were made that allow greater height closer to single family homes in exchange for additional requirements that address compatibility concerns.

Additional Requirements:

- Great sidewalks, streetscapes & public spaces
- Buildings brought up to the street with display windows
- Walkable connections to destinations
- Required shade
- Building setbacks over 3 stories
- Land Use district transitions
- Additional landscape requirements
- Lighting standards
- Screen mechanical equipment from view
- No Dumpsters within 50' of single-family home
- Noise limitations
- Building articulation
- Compatible building materials
- Screen parking garage lighting from neighborhood properties
- Line parking garages with secondary use or "green" wall

The purple shading illustrates what building heights would be allowed by Compatibility Option A near a single-family property.

