

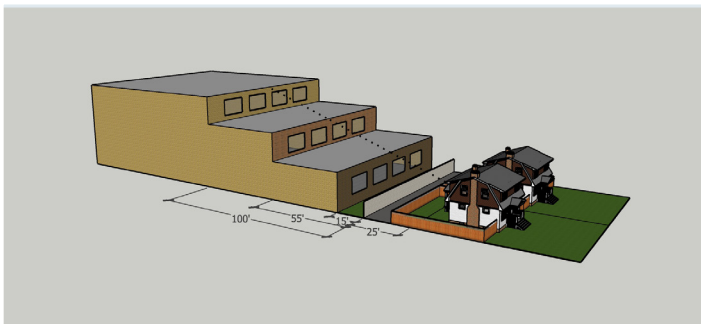
Residential Transitions

To provide appropriate transitions from established neighborhoods, buildings in both the NBD and RCD district will be subject to height and setback standards from existing residential zoning districts or uses.

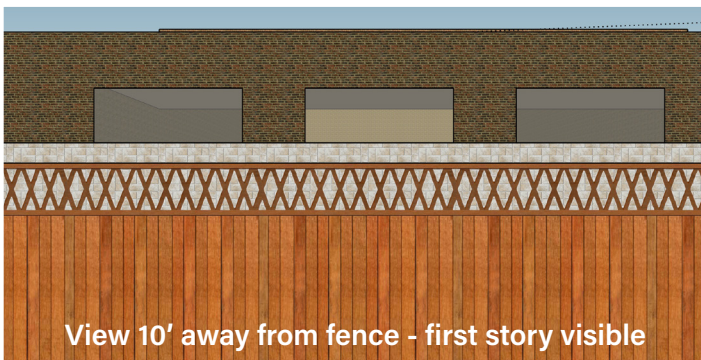
The maximum building height for both districts is three stories, or 50 feet. However, NBD and RCD districts proposed near existing residential neighborhoods will have additional height restrictions based on how close they are to residential properties or zoning districts, so that the area closest to existing neighborhoods are limited to one- or two- stories. The proposed setbacks shown below include option A, based on a line-of-sight setback, or option B, which uses a 2:1 height-to-setback ratio. [Public feedback is requested on which option is preferred.](#)

Option A

Line-of-sight



[Click for Video](#)



View 10' away from fence - first story visible

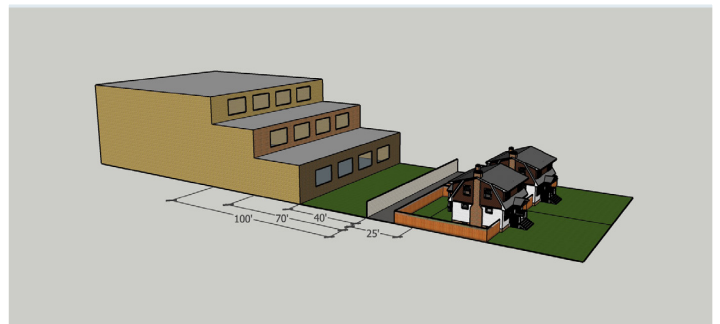
Option A

Line-of-sight

Setback with Alley	Setback with No Alley
15 feet	30 feet
55 feet	70 feet
100 feet	115 feet

Option B

2:1 height-to-setback ratio



[Click for Video](#)



View 10' away from fence - all stories visible

Option B

2:1 height-to-setback ratio

Building Height	Setback with Alley	Setback with No Alley
1 story (20 feet)	40 feet	55 feet
2 story (35 feet)	70 feet	85 feet
3 story (50 feet)	100 feet	115 feet