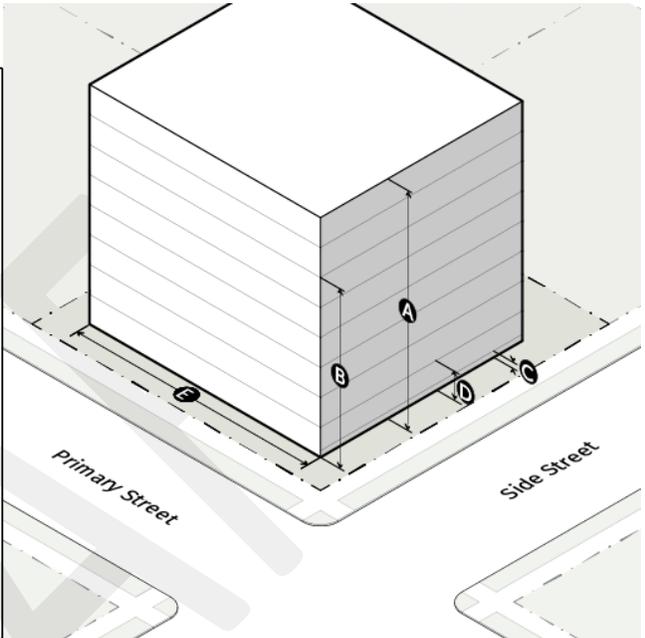


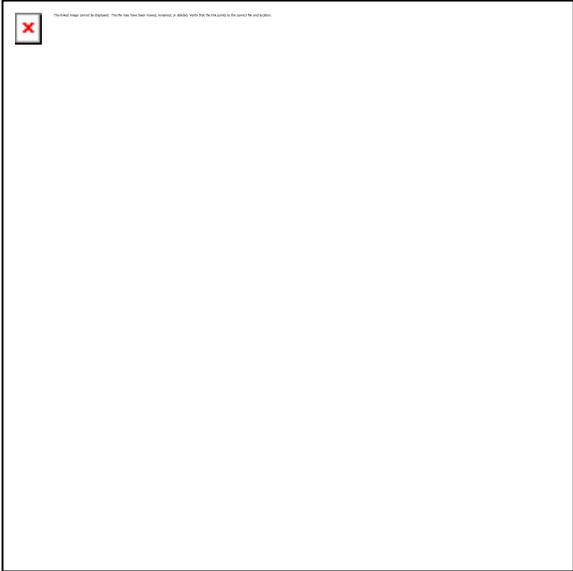
TA20-0002 | "Adjusted Minimum Height" Text Edits | Article 5

Div. 5.3 - Perimeter Mixed Use , Low/Mid-Rise (PX-)

Sec. 5.3.3. - Height and Mass

SEC. 5.3.3. HEIGHT AND MASS		
		
Building Height		
	Maximum height	

A		
	PX-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	PX-5	5 stories max/81' max
	Adjacent to RE- or RD-	5 stories max/70' max
	PX-8	8 stories max/123' max
	Adjacent to RE- or RD-	8 stories max/112' max
	Within a transition area	2 stories/28' max

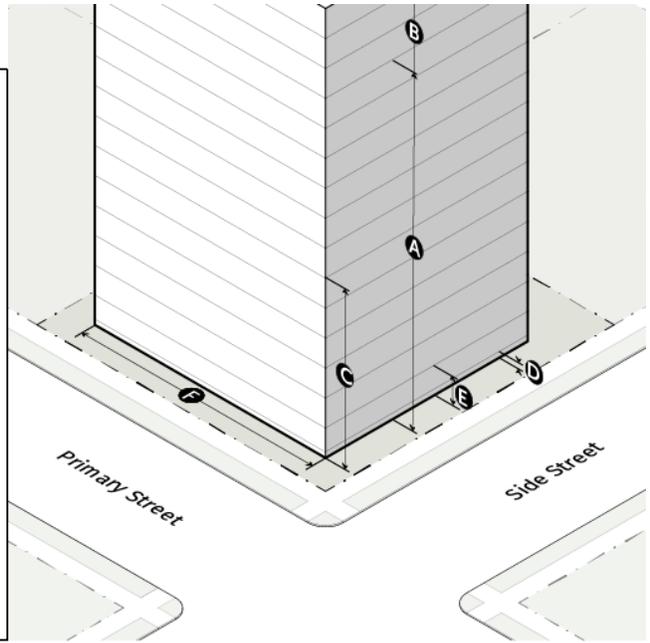
	<p>Minimum height</p>	
	<p>PX-3, PX-5</p>	<p>2 stories min</p>
	<p>PX-8</p>	<p>4 stories min*</p>
	<p>PX-12</p>	<p>6 stories min*</p>
		<p>* See Div. 5.7. for Adjustable Minimum Height</p>

Sec. 5.4.3. - Height and Mass

SEC. 5.4.3. HEIGHT AND MASS



The drawing panel is disabled. To be able to view or edit the drawing, you must first be able to view the drawing.



Building Height



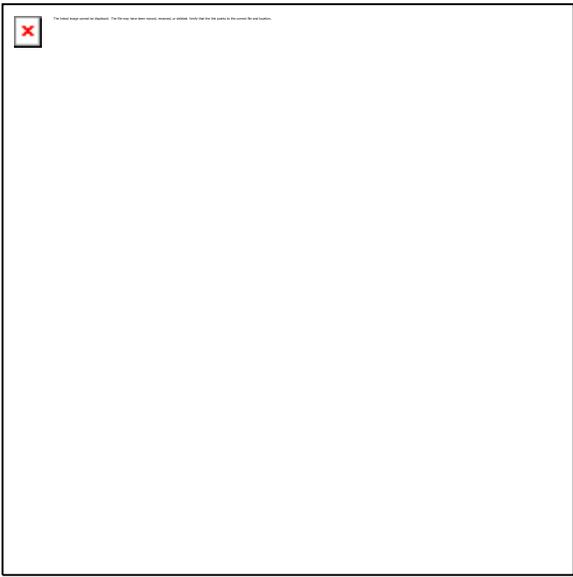
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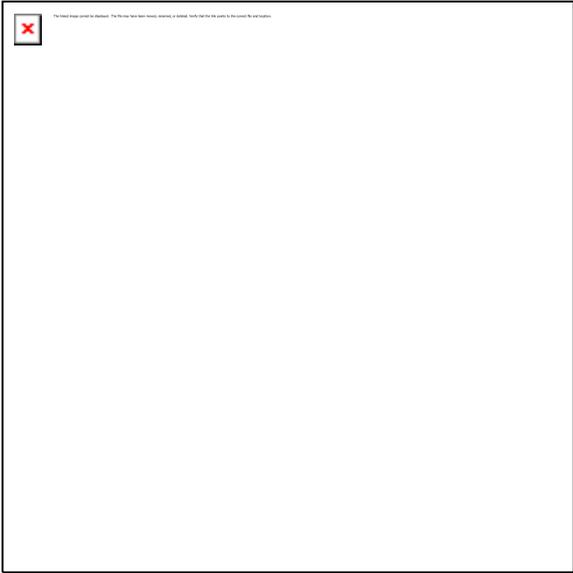
A

Maximum height

PX-10/12

10 stories max/151'
max

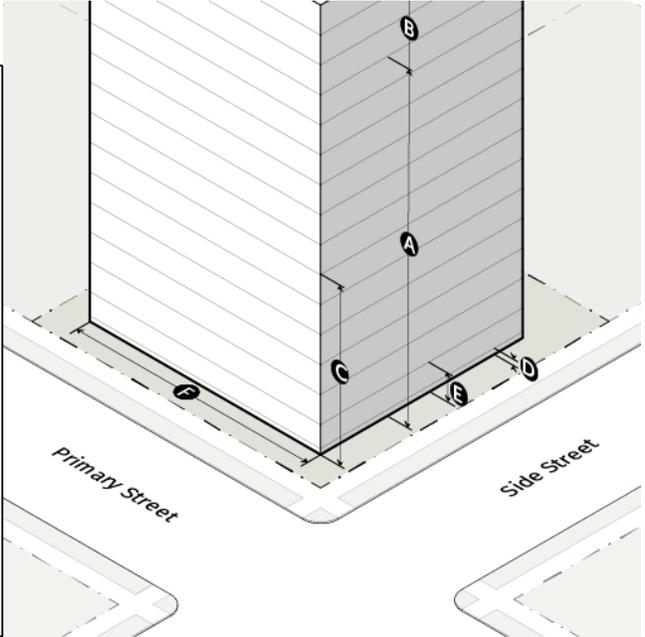
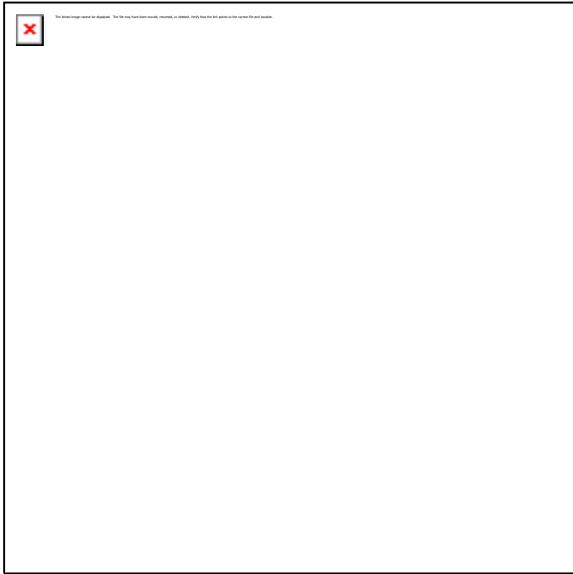
	Adjacent to RE- or RD-	10 stories max/140' max
	PX-20/35	20 stories max/291' max
	Adjacent to RE- or RD-	20 stories max/280' max
	Within a transition area	2 stories/28' max
 <p style="text-align: center;">B</p>	Bonus: maximum height*	
	PX-10/12	12 stories max/179' max
	Adjacent to RE- or RD-	12 stories max/168' max
	PX-20/35	35 stories max/501' max

	Adjacent to RE- or RD-	35 stories max/490' max
	Within a transition area	2 stories/28' max
	* See Div. 6.7	
	Minimum height	6 stories min*
		* See Div. 5.7. for Adjustable Minimum Height

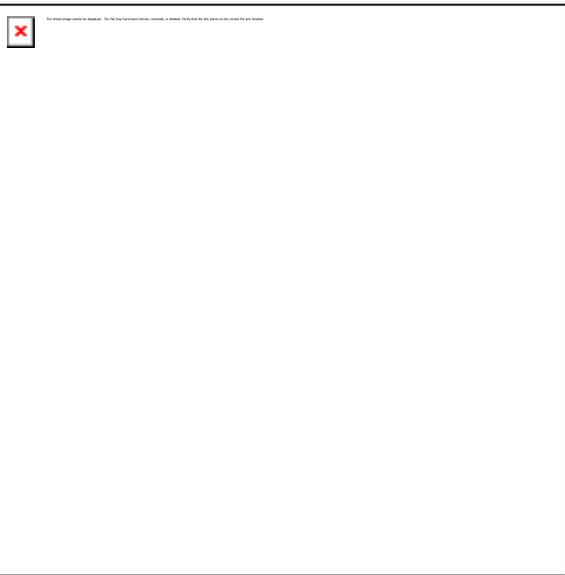
Div. 5.5. - Perimeter Medical (PM-)

Sec. 5.5.3. - Height and Mass

SEC. 5.5.3. HEIGHT AND MASS

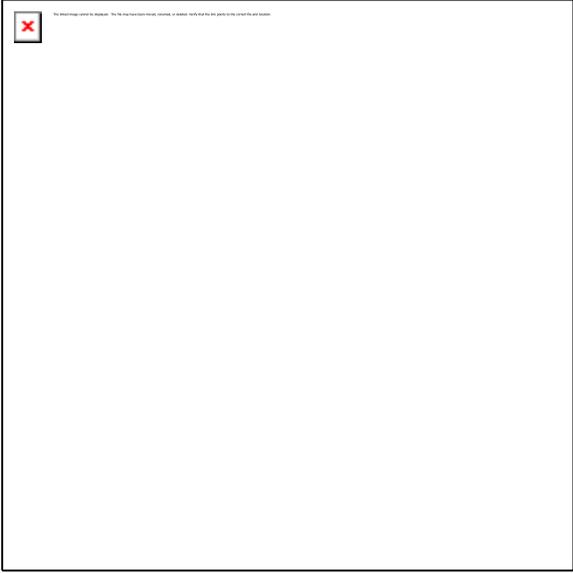


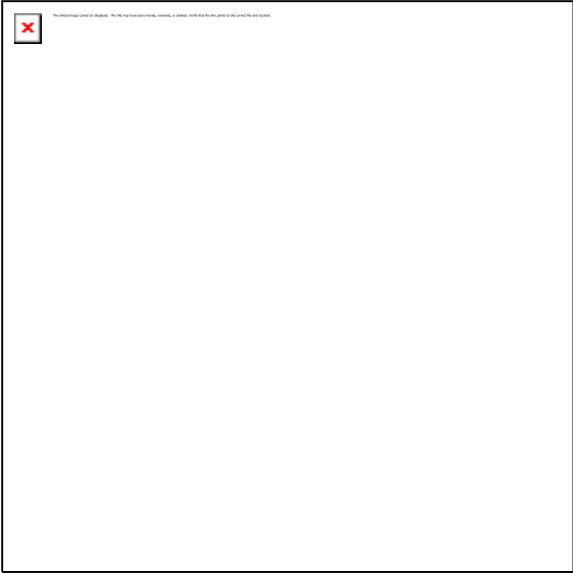
Building Height



Maximum height

A

	PM-5	5 stories max/81' max
	Adjacent to RE- or RD-	5 stories max/70' max
	PM-8	8 stories max/123' max
	Adjacent to RE- or RD-	8 stories max/112' max
	PM-12/15	12 stories max/179' max
	Adjacent to RE- or RD-	12 stories max/168' max
	PM-20/35	20 stories max/291' max
	Adjacent to RE- or RD-	20 stories max/280' max
	Within a transition area	2 stories/28' max
	B-Bonus: maximum height*	
	PM-12/15	15 stories max/221' max

	Adjacent to RE- or RD-	15 stories max/210' max
	PM-20/35	35 stories max/501' max
	Adjacent to RE- or RD-	35 stories max/490' max
	Within a transition area	2 stories/28' max
	Minimum height	
	PM-5	2 stories min
	PM-8	4 stories min*
	PM-12/15, PM-20/35	6 stories min*
		* See Div. 5.7. for Adjustable Minimum Height

Div. 5.7. - Perimeter Center Adjusted Minimum Height

Sec. 5.7.1. - Applicability

The Perimeter Center Adjusted Minimum Height requirements act like an overlay that modifies standards in the following Perimeter Center Zoning Districts: Perimeter Mixed Use (PX-8, -12, -10/12, -20/35) and Perimeter Medical (PM-8, -12/15, -20/35). If any Perimeter Center Adjusted Minimum Height requirement is in conflict with the underlying zoning district, the Perimeter Center Adjusted Minimum Height requirements govern.

Sec. 5.7.2. - Standards

The following uses meeting the following Use Standards within mixed-use infill developments are permitted with adjusted minimum heights:

1. Basic Use Standards
 - a. Mixed-use building (a minimum of two (2) stories), provided:
 - i. The proposed building square footage is less than 10% of the overall total building square footage of the development of contiguous lots, as described in Sec. 6.1.1.A.3.
 - ii. Any uses in the first two (2) stories of the building must be personal service, office, restaurant, or retail uses.
 - iii. Retail, restaurant, or personal service uses must be reasonably located within the development so as to be accessible to the general public.
 - b. Single unit attached or single unit detached residence (a minimum of two (2) stories), intended for home ownership, provided:
 - i. The total parcel area devoted to single unit residential uses shall be no more than 20% of the total area of contiguous lots, as described in Sec. 6.1.1.A.3.
 - ii. An equivalent area of permitted commercial uses shall be constructed prior to the issuance of permits for residential uses.
 - iii. A parking study must be performed to determine if opportunities exist for shared parking to reduce the overall number of parking spaces.
2. Additional Use Standards
 - a. Urban General (-UG) frontage requirements apply where streets are internal, whether private or public, when no Perimeter Center Frontage is otherwise required.

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Div. 7.2. - Allowed Use Table

Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			
Use Category: Specific Use	R E	R D	P K	CO N	R U	R T	R M	R X	ON -	OX -	CX -	SX -	TX -	CS -	IX -	CC -	PR -	PX -	PM -	Definition / Standards
Residential Uses																				
Household Living																				Sec. 7.3.1
Single unit detached	P	P	—	—	P	P	L	—	P	P	P	P	P	P	P	P	P	PL	PL	Sec. 7.3.1.B

Div. 7.3. - Residential Uses

Sec. 7.3.1. - Household Living

- A. Defined Residential occupancy of a dwelling unit by a household. A household means one or more persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, or up to 4 unrelated persons, occupying a dwelling unit and living as a single housekeeping unit.
- B. Single Unit Detached
 - 1. **Defined** One dwelling unit on a single lot.
 - 2. **Additional Use Standards**
 - a. In the RM- District, new construction of single unit detached is allowed only to implement bonus height (see Sec. 6.7.1).
 - b. Single unit detached is not allowed in any PX- or PM- district allowing over 5 stories of height unless the proposed development meets the requirements provided in Div. 5.7. for Adjusted Minimum Height.
- C. Reserved
- D. Reserved
- E. Single Unit Attached

1. **Defined** Two or more dwelling units in a row in which each unit is located on an individual lot and has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

2. **Additional Use Standards**

- a. In the PX-3, PX-5 and PM-5 districts, single unit attached is not subject to the minimum height standards.
- b. Single unit attached is not allowed in any PX- or PM- district allowing over 5 stories of height [unless the proposed development meets the requirements provided in Div. 5.7. for Adjusted Minimum Height.](#)

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TA20-0002 | “Adjusted Minimum Height” Text Edits | Article 8

Sec. 8.1.3. - Perimeter Center/City Springs Districts

- A. No minimum ratio for vehicle parking spaces applies in the Perimeter Center and City Springs Districts. Minimum parking ratios for short-term and long-term bicycle parking from the Table in Sec. 8.1.2 apply.
- B. The following maximum parking table applies in the Perimeter Center and City Springs Districts.

Maximum Parking Table	Vehicle Parking (max)	Short-Term Bike Parking (min)	Long-Term Bike Parking (min)
Residential Uses			
Single unit	2.4 spaces per unit		
Multi-unit residential	1.1 spaces per bedroom		
Nonresidential Uses		see Sec. 8.1.2 for specific use	see Sec. 8.1.2 for specific use
Commercial, retail	4 spaces per 1,000 SF		
Hotel, lodging	1 space per lodging room		
Office	2 spaces per 1,000 SF		
Restaurant	8 spaces per 1,000 SF		