

# Integrating Existing Tools

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# Existing Tools in the Land Development Code

Multiple approaches each implementing important standards to adjust base zoning districts to encourage compatible development.

Article 10  
Compatibility

Commercial Standards  
Subchapter E

McMansion  
Subchapter F

Neighborhood Plans

Regulating Plans

# How Many of You are Familiar with These Sections of the Land Development Code?

Article 10  
Compatibility

Commercial Standards  
Subchapter E

McMansion  
Subchapter F

Neighborhood Plans

Regulating Plans

# Definition for Compatible

## How Would You Define?

Compatible |kəm'patəbəl|

...Let's take a look at some other definitions

# Definition for Compatible and Compatibility

## New Oxford American Dictionary

**Compatible** |kəm'patəbəl|

(of two things) able to exist or occur together without conflict

**Compatibility** |kəmˌpatə'bilitē|

a state in which two things are able to exist or occur together without problems or conflict

# Definition for Compatible Existing Land Development Code

**Compatible** |kəm'patəbəl|

The term compatible is used in many locations in the code, but no definition is provided. One general definition is...

# Definition for Compatible Existing Land Development Code

**Compatible** |kəm'patəbəl|

A development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings - in terms of its uses, scale, height, massing and location on its site.

# Definition for Compatible

## Article 10 Compatibility

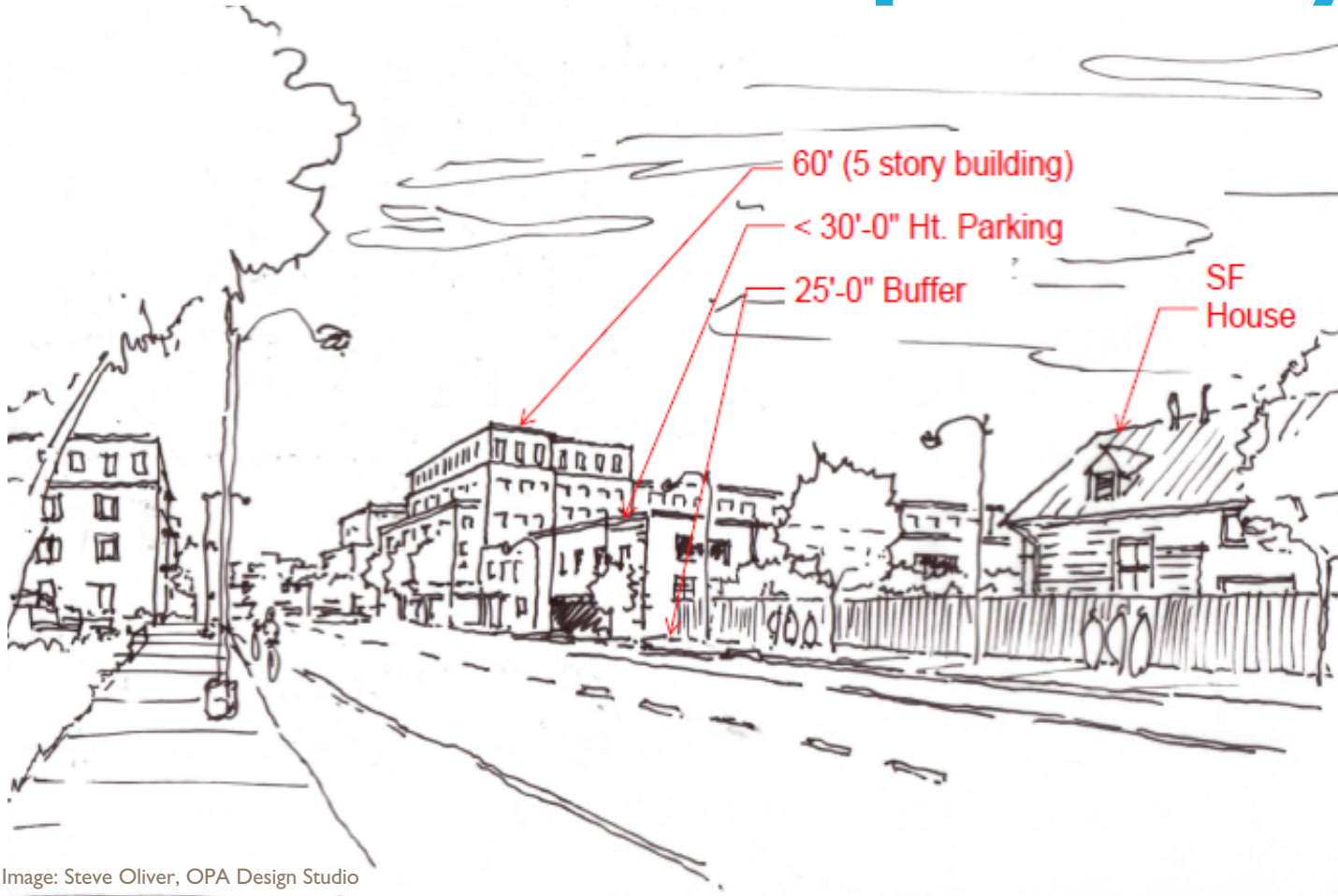


Image: Steve Oliver, OPA Design Studio

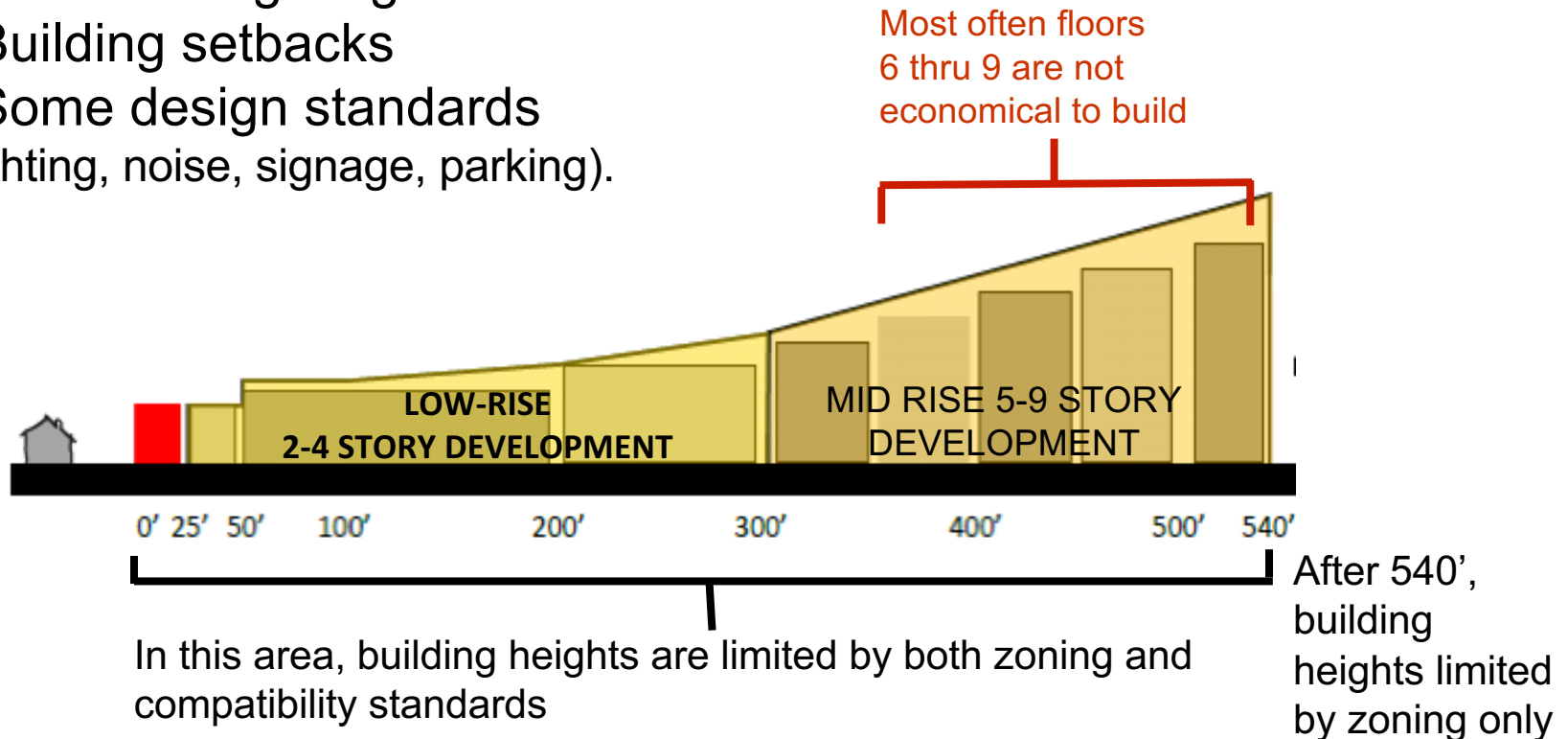


# How the LDC Addresses Compatibility

## Article 10 Compatibility Height and Setbacks

Limits building height

- Building setbacks
- Some design standards (lighting, noise, signage, parking).



# How the LDC Addresses Compatibility

## East Riverside Corridor

### Regulating Plan

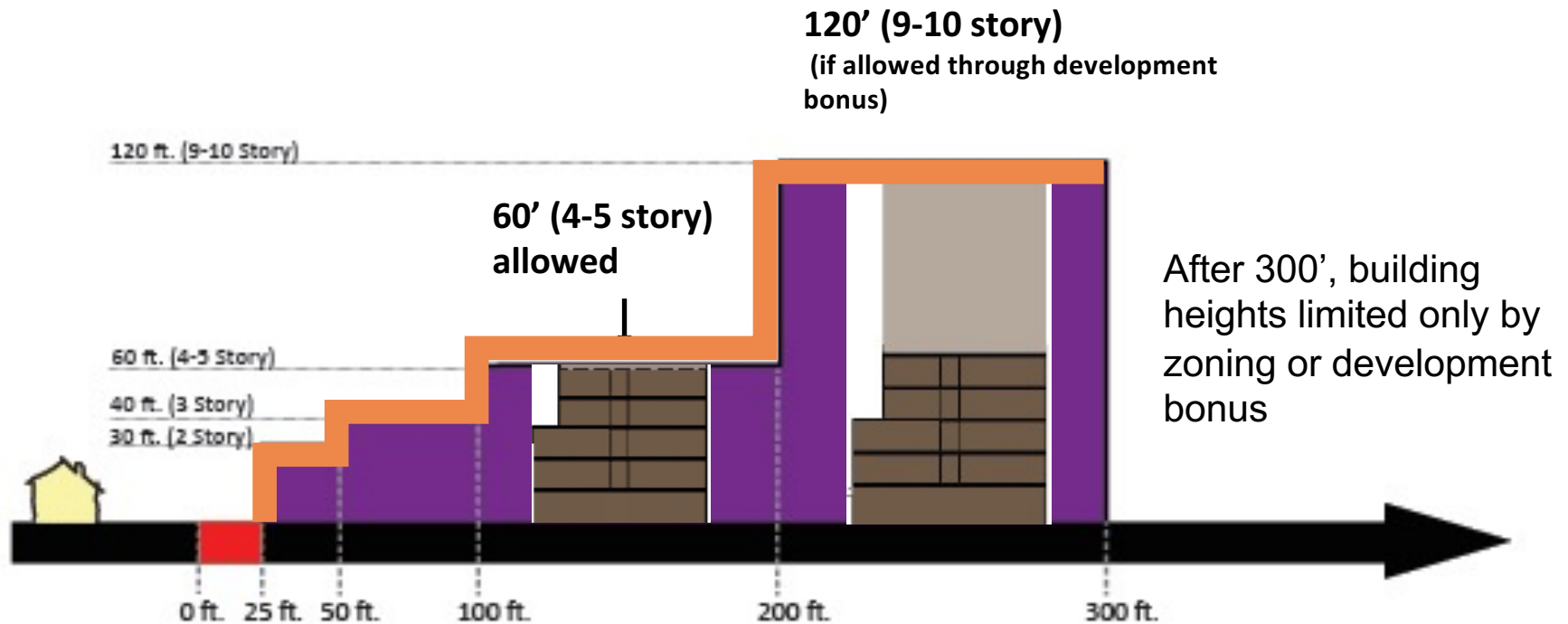
- Creating good transitions...to create a great place
  - Customized to location
  - Design standards
  - Improved connections
  - Land use districts provide transitions in uses and scale of development



# How the LDC Addresses Compatibility

## ERC Modified Compatibility Standards

In exchange they compressed the distance of the stepping



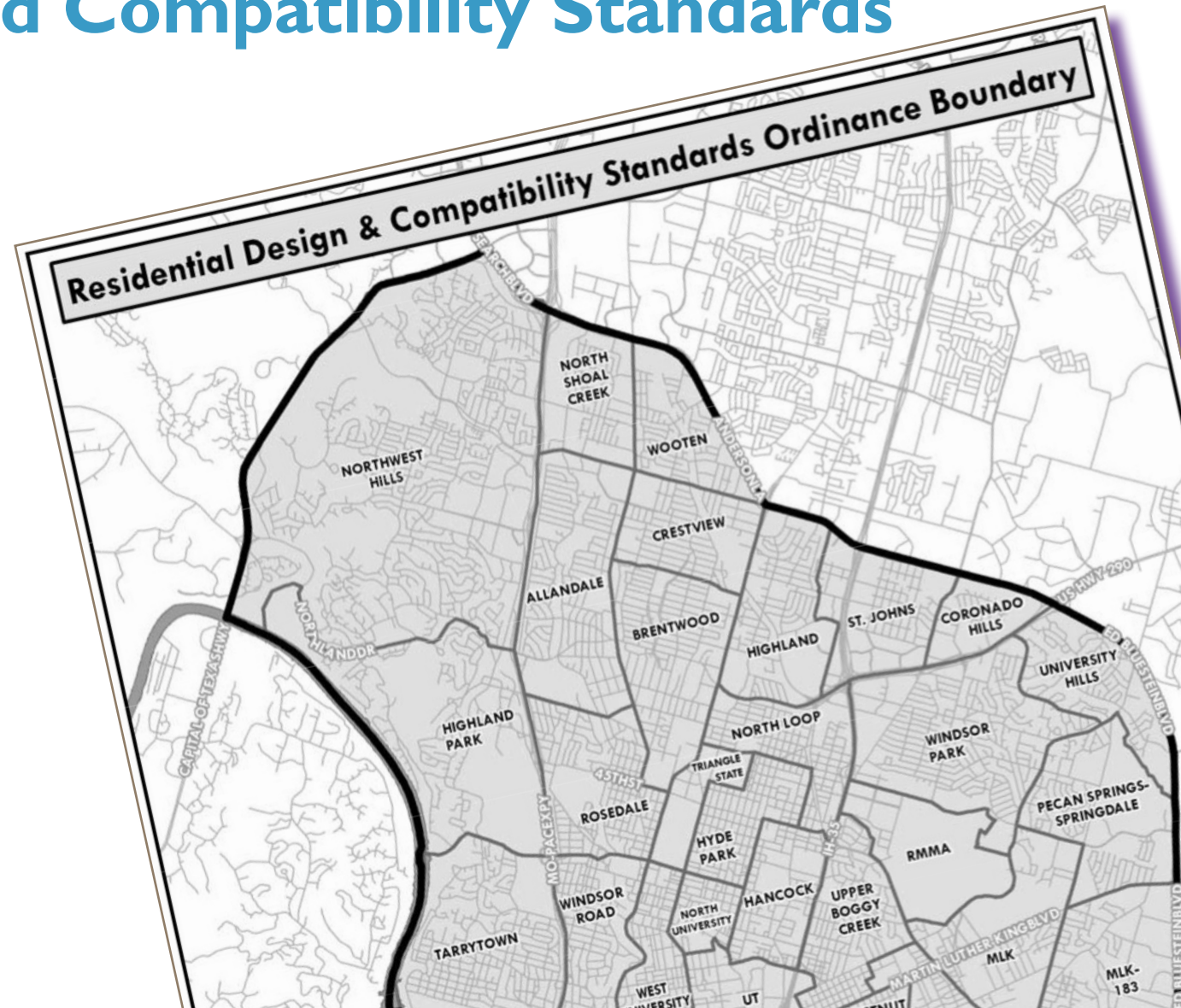
Note: No change in first 100' from current compatibility standards except increased design guidelines.

## Allowed Heights: Regulated by Article 10

# How it is being integrated into the New Land Development Code

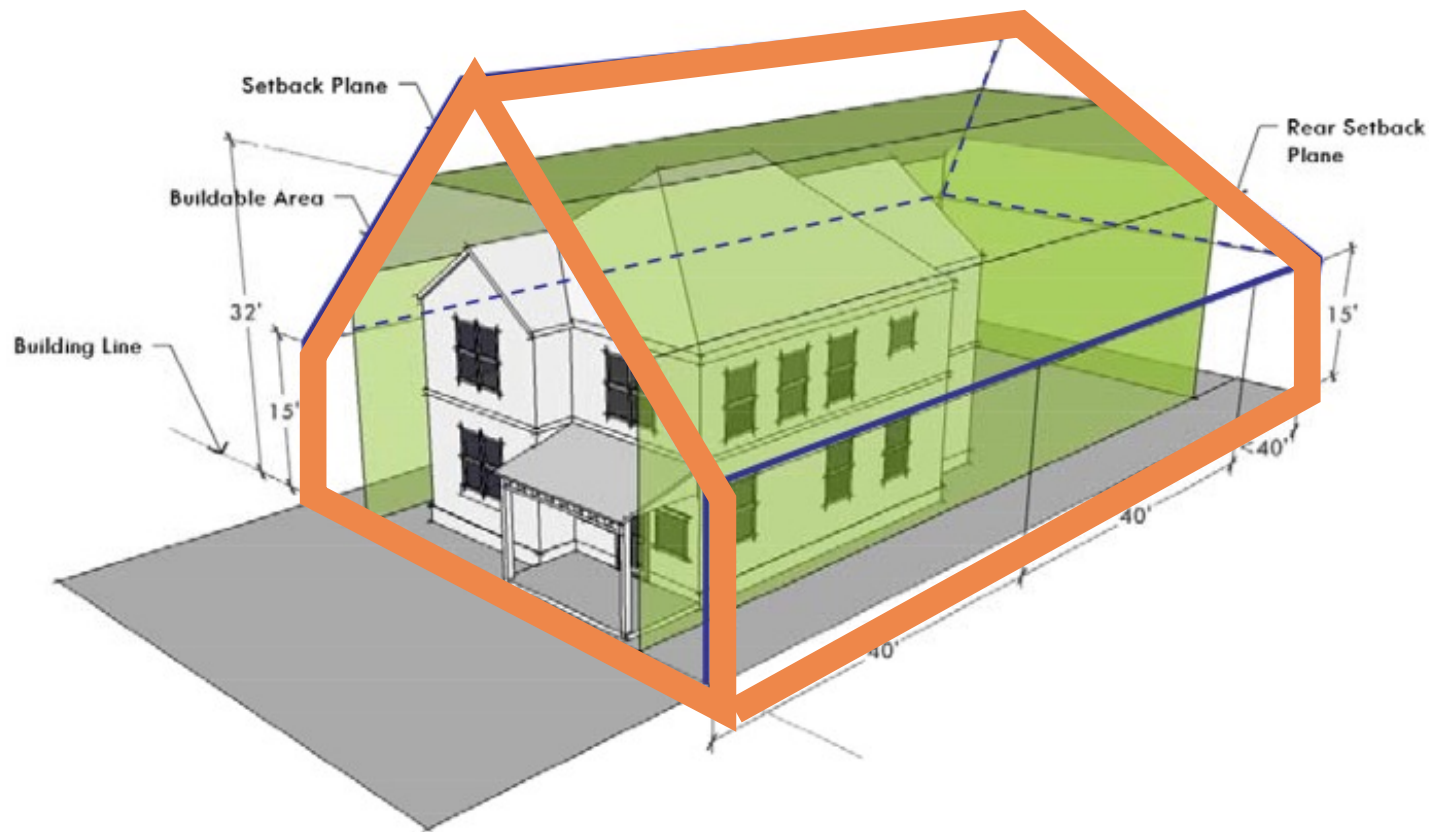
- Provide a finer-grain set of Zone Districts (Euclidean and Transect)
- Integrate Compatibility into Zone Districts (Euclidean and Transect)

# McMansion Subchapter F: Residential Design and Compatibility Standards



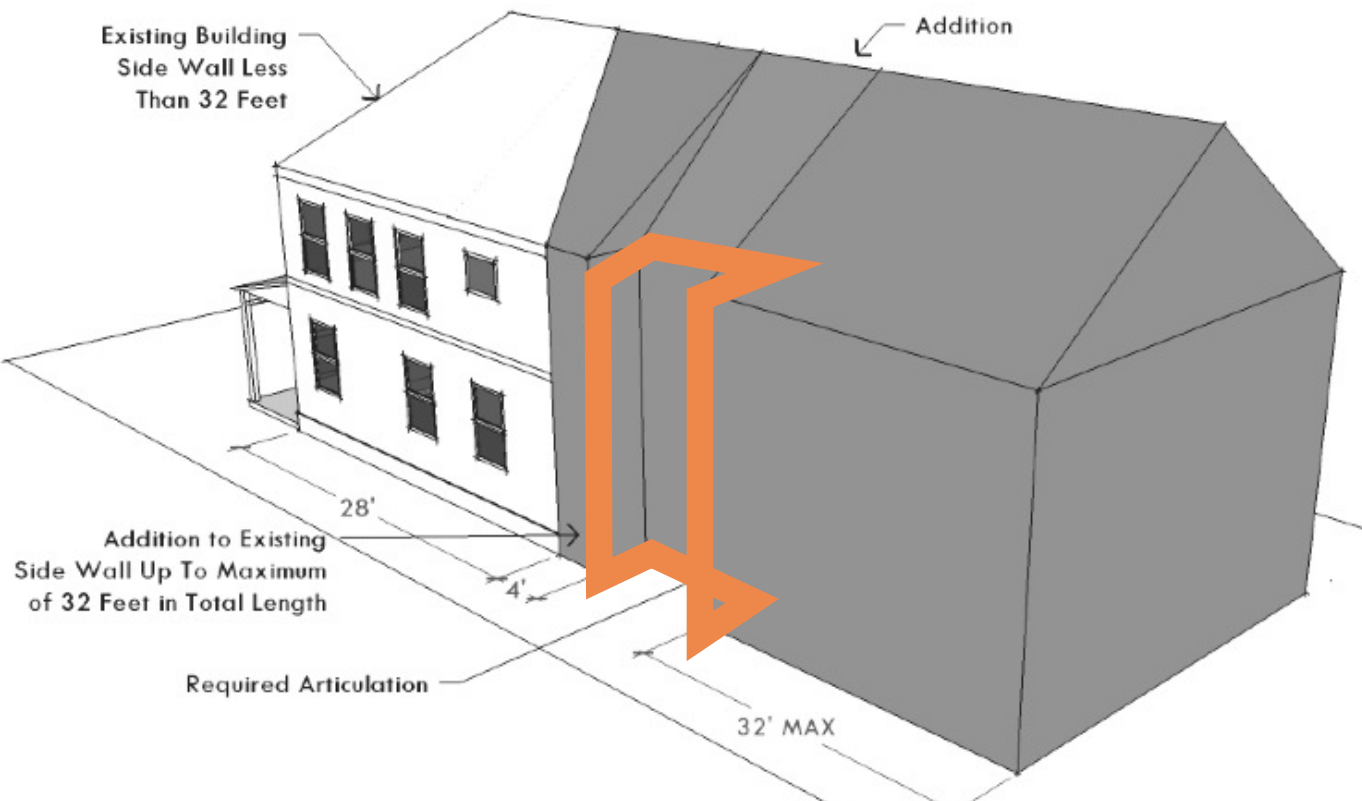
# McMansion Subchapter F: Residential Design and Compatibility Standards

## Setback Planes



# McMansion Subchapter F: Residential Design and Compatibility Standards

## Massing Articulation



## McMansion

# How it is being integrated into the New Land Development Code

- For Urban Core Integrate Height and Articulation into Euclidean Zone Districts
- Integrate Height and Articulation into T3 and T4 Transect Zones



# How the LDC Addresses Compatibility Neighborhood Plans

## Policies and Goals

Protect Neighborhood Character from development out of scale with neighborhoods

## Land Use Changes

Non-compatible land uses were removed from the list of allowed land uses in base zoning districts.

## Future Land Use Map (FLUM)

## Neighborhood Plans

# How it is being integrated into the New Land Development Code

- Refine Land Use Tables to Address Common NP Land Use restrictions and CO Land Use restrictions (Euclidean and Transect)
- Provide a finer-grain set of Zone Districts (Euclidean and Transect)

# Example

## South First Street



CS-MU-V-CO-NP

# Example

## South First Street





# Example

## South First Street





# Example North Lamar





## Example North Lamar

Building Steps  
Down in Height

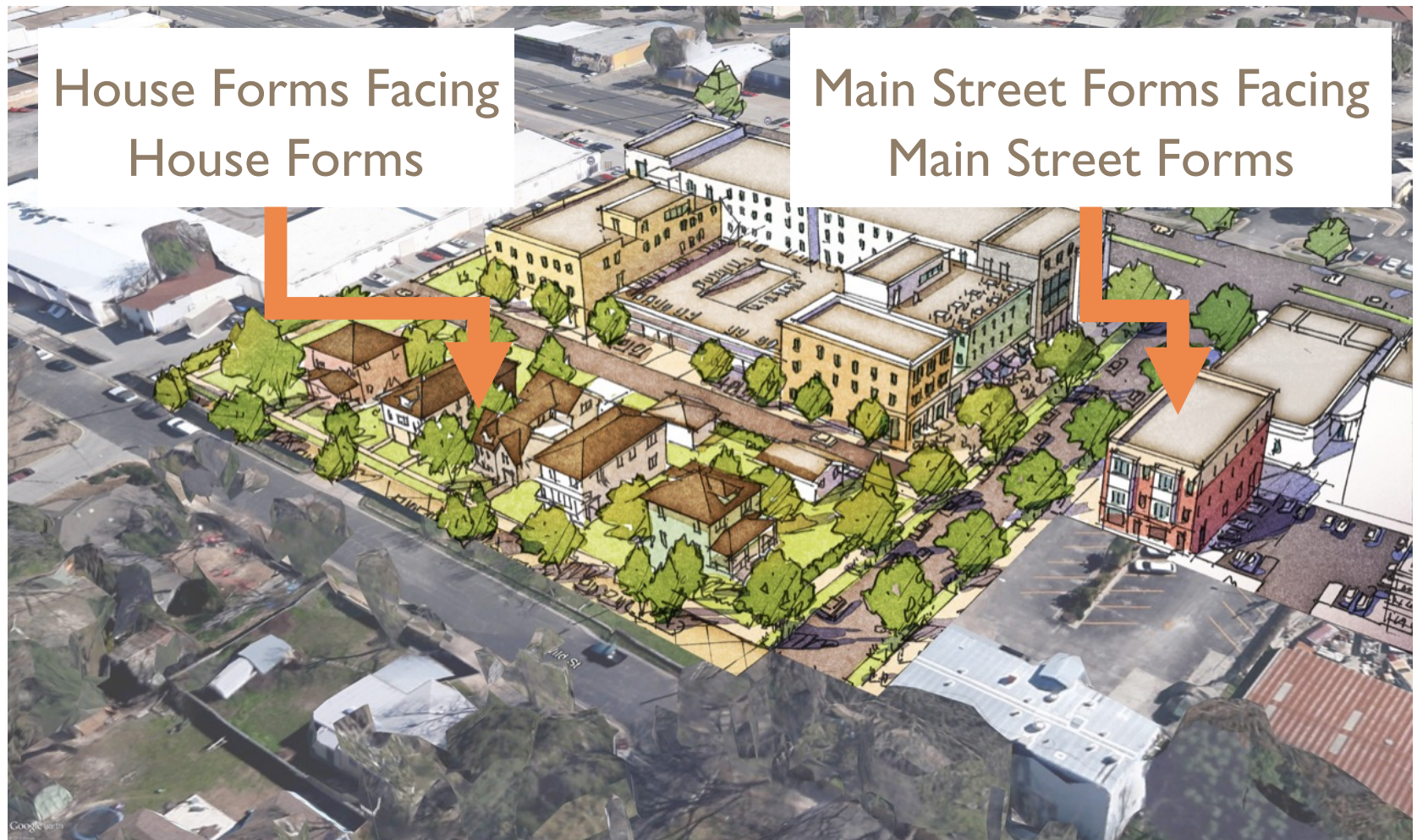


New Street



# Example

## North Lamar





# Example

## North Lamar

