

Proposed UDC Text Amendment			
UDC Section	Topic	Reason for Change	Proposed Change
11-2B-3A.3	Standards	City is receiving more requests for height exceptions in certain locations. This is adding a new provision to the code to allow taller buildings in appropriate locations.	3. <i>Maximum height limit.</i> a. The maximum height limitations shall not apply to the following architectural features not intended for human occupation. steeple, belfry, cupola, chimney. Such architectural features shall have a maximum height limit of twenty (20) feet as measured from the roofline. b. The maximum height limitations shall not apply to the following: spire; amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy. c. No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport. d. Additional height not to exceed twenty (20) percent of the maximum height allowed for the district may be approved by the Director through the alternative compliance procedures set forth in chapter 5, "administration", of this title. Additional height shall be allowed when the development provides ten (10) percent of the building square feet in open space, courtyards, patios, or other usable outdoor space available for the employees and/or patrons of the structure, excluding required setbacks and landscape buffers. e. Additional height exceeding twenty (20) percent of the maximum height allowed for the district or when additional height is requested without providing the required open space in accord with subsection (A)(3)d of this section requires approval through a conditional use permit. <u>f. A maximum building height of one hundred (100) feet shall be allowed for properties that are within seven hundred fifty (750) feet of I-84 right of way in the C-C, C-G, M-E, and H-E zoning districts (see Figure 1 below) and properties adjoining I-84 interchanges.</u>

Figure 1: 100-foot Height Allowance Buffer Adjacent to I-84 Right of Way

