



# Planning & Development Services

PLANNING SERVICES NEIGHBORHOOD & COMMUNITY SERVICES

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## PLANNING & ZONING COMMISSION (P&Z) AGENDA

Wednesday, September 22, 2021, 6:30 p.m.  
911 N. Seventh Avenue, City Council Chambers

**Limited in-person attendance is allowed, but due to COVID-19 guidelines, strict social distancing measures are in place.**

### **MASKS/FACE COVERINGS ARE REQUIRED.**

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at [sbeebe@pocatello.us](mailto:sbeebe@pocatello.us); 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription. The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. In the event of a hearing, any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

#### **AGENDA ITEM 1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.**

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

#### **AGENDA ITEM 2: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes from the clarification and regular meetings on September 8, 2021. **(ACTION ITEM)**

#### **AGENDA ITEM 3: PUBLIC HEARING - CITY-INITIATED TEXT AMENDMENTS TO TITLE 17 – ZONING REGULATIONS**

Staff has prepared amendments to Title 17 Zoning Regulations. The proposed changes are intended to update and address Maximum Height Limits. **(ACTION ITEM)**

**PLANNING & ZONING COMMISSION (PZC)**  
**Clarification Meeting Minutes for September 8, 2021 at 6:00 p.m.**  
**Council Chambers**  
**911 North Seventh Avenue, Pocatello, ID 83201**

**AGENDA 2**

**Vice Chair Ryu** called the meeting to order at 6:00 PM.

**AGENDA ITEM #1: ROLL CALL**

**Present:** Cyndi Andersen, Richard Phillips, Nate Roberts, Taylor Wood and Shin Kue Ryu.

**Excused:** Krystal Chanda and Jeremy Marley.

**Staff:** Carl Anderson and Aceline McCulla.

**AGENDA ITEM #2: DISCUSSION TO CLARIFY ITEMS ON THE PLANNING AND ZONING  
COMMISSION MEETING AGENDA FOR SEPTEMBER 8, 2021.**

The Commission and staff discussed the agenda items.

**AGENDA ITEM #3: ADJOURN**

With no further discussion, **Vice Chair Ryu** closed the clarification meeting at 6:09 PM.

Submitted by \_\_\_\_\_ Approved on \_\_\_\_\_  
Aceline McCulla, Secretary

**PLANNING & ZONING COMMISSION (PZC)**  
**Regular Minutes for September 8, 2021 at 6:30 p.m.**  
**City Council Chambers**  
**911 North Seventh Avenue, Pocatello, ID 83201**

**AGENDA 2**

**Vice Chair Ryu** opened the meeting at 6:30 PM.

**AGENDA ITEM #1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.**

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

**Cyndi Andersen** made a site visit for agenda item 3 and had nothing else to report. **Nate Roberts** had nothing to report. **Rich Phillips** made a site visit for agenda item 3 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 3 and had nothing else to report. **Taylor Wood** had nothing to report.

**Present:** Cyndi Andersen, Richard Phillips, Nate Roberts, Shin Kue Ryu and Taylor Wood.

**Excused:** Krystal Chanda and Jeremy Marley.

**Staff:** Carl Anderson and Aceline McCulla.

**AGENDA ITEM #2: APPROVAL OF MINUTES**

The Commission may waive the oral reading of the minutes and approve the P&Z clarification and regular meetings minutes held August 25, 2021.

It was moved by **C. Andersen** and seconded by **R. Phillips** to approve the meeting minutes as written from August 25, 2021. Those voting in favor were Andersen, Phillips, Roberts, Ryu and Wood. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM #3: PRELIMINARY PLAT - CRESTVIEW ESTATES DIVISION 4**

Satterfield Realty & Development, represented by RMES, has submitted a preliminary plat application to subdivide 20.77 acres (more or less) into 32 residential lots. The proposed subdivision is generally located east of Legacy Dr. and north of Autumn Rain Road.

**Ryan Satterfield** of Satterfield Realty & Development Inc. summarized the materials included in the agenda packet. Satterfield noted that Lot 10, Block 6 would be designated to the City for stormwater drainage and a public park. Satterfield was agreeable to the conditions. Satterfield noted the "park land" would be donated and the stormwater retention area would be graded, but the City would be responsible for any further improvements to the park land. If the City is not agreeable with this requirement, Satterfield would probably redesign this area of the plat at that time.

**Carl Anderson**, Senior Planner with the City of Pocatello summarized the staff report.

Idaho Power Company submitted a comment that noted Lot 10, Block 6 would be dedicated to the City for storm water retention and a public park, and asked that Lot10 Block 6 include the fifteen-foot (15') public utility easement along all frontages to match the abutting properties. Anderson noted that the P&Z should add this condition in their motion, and it would be updated in the staff report.

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated August 27, 2021, shall be adhered to; **2)** A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; **3)** The 5.16 acres outside of City boundaries shall be annexed into the Corporate boundary of the City of Pocatello prior to submittal of the final plat, and fully executed, or removed from this phase of the development; **4)** Prior to recording of the plat, the area to remain undisturbed shall be shown on the plat and delineated with a building restriction line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of City Code 17.05.140 shall apply. All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment; **5)** Portions of the property are located in a designated Wildland Urban Interface, therefore, use of firewise building materials and landscaping principles shall be required per City Fire Department Regulations; **6)** As proposed, the applicant or the associated homeowners association shall be responsible for the upkeep and maintenance of Lot 10 Block 6 which is proposed to include a public park, unless authorized by the City's Parks and Recreation Department and accepted by City Council; **7)** Based on the email from the City's Parks and Recreation Department dated September 1, 2021, the developer shall attend a City Council Work Session to address the comments of the Parks and Recreation Department, and present plans associated with the park development, as outlined in Attachment D prior to the submission of a final plat application; and **8)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply; and **9)** Lot10, Block 6 include the fifteen-foot (15') public utility easement along all frontages to match the abutting properties.

Discussion between Commission members ensued.

It was moved by **R. Phillips** and seconded by **T. Wood** to recommend approval of the preliminary plat application from Satterfield Realty & Development, Inc. finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report and the added condition **9)** Lot10, Block 6 include the fifteen-foot (15') public utility easement along all frontages to match the abutting properties.

Those voting in favor were Andersen, Phillips, Roberts, Ryu and Wood. Those voting against were none. Motion passed unanimously.

With no other business, **Vice Chair Ryu** closed the public hearing at 6:45 PM.

Submitted by \_\_\_\_\_ Approved on \_\_\_\_\_  
Aceline McCulla, Secretary



**STAFF REPORT  
POCATELLO PLANNING & ZONING COMMISSION  
SEPTEMBER 22, 2021**

**PROJECT:** City-initiated text amendments to Title 17 Zoning Regulations

**REPRESENTATIVE:** City of Pocatello Planning & Development Services Department

**TABLES:** Table 1. Compliance with 2015 Comprehensive Plan

**NOTICE:** Public notice for the public hearing to be held on September 22, 2021, was published in the Idaho State Journal on September 7, 2021, and again on September 14, 2021.

**PUBLIC HEARINGS**

**& MEETINGS:** September 9, 2021 City Council Work Session (Meeting)  
September 22, 2021 Planning & Zoning Commission (Hearing)  
October 21, 2021 City Council (Hearing)

**STAFF RECOMMENDATION:** Staff finds that the proposed text amendments meet the standards of City Code 17.02.170.F as the amendments are in the community's best interest, consistent with the existing provisions of the Zoning Ordinance, and consistent with the existing provisions of the Comprehensive Plan. Staff recommends that the Commission consider the proposed amendments to Title 17 Zoning Regulations and take action to, recommend approval, denial, or approval with modifications, of the proposed changes to City Council.

**INTRODUCTION:**

Planning & Development Services staff is seeking the Commission's recommendation to either approve or deny the proposed changes to the Zoning Ordinance, and prepare a draft for the Council to consider. Planning staff is charged with overseeing the orderly growth and development of the City of Pocatello. One function of this work is the administration of the City's land use related ordinances. Staff has prepared the following amendments to Title 17 Zoning Regulations. Pages 3-4 of the staff report contains a brief summary of the proposed amendments, and **Attachment A** contains the proposed text. Alignment of the proposed amendments with the Comprehensive Plan is detailed in **Table 1** of the staff report.

Pursuant to City Code 17.02.170.B.2, the City Council, Planning & Zoning Commission or the Planning and Development Services Director may initiate action to amend the text of Title 17. Pursuant to City Code 17.02.170.F Criteria for Zoning Ordinance Text Amendment, the Planning and Zoning Commission and the City Council shall review the facts and circumstances of the proposed amendment to the text of the zoning ordinance based on the following standards:

1. The proposed text amendment would be in the community's best interest.
2. The proposed text amendment is consistent with the existing provisions of the zoning ordinance.
3. The proposed text amendment is consistent with the provisions of the Comprehensive Plan.

**FINANCIAL IMPACT:**

Staff does not anticipate that there will be a significant financial impact to the City of Pocatello from the changes proposed. The subject revisions will require the City to codify the proposal with cost varying depending on the extent of the changes.

**OPTIONAL MOTIONS:**

1. "I MOVE TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO TITLE 17 ZONING REGULATIONS FINDING THE AMENDMENTS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN AND THE CRITERIA LISTED IN CHAPTER 17.02.170"
2. "I MOVE TO RECOMMEND DENIAL OF THE PROPOSED AMENDMENTS TO TITLE 17 ZONING REGULATIONS, FINDING THE PROPOSED AMENDMENTS \_\_\_\_\_."

**ATTACHMENTS:**

- A. Proposed Text Amendments

## SUMMARY OF PROPOSED AMENDMENTS

### 17.03.600: Dimensional Standards

- Change the maximum height of Commercial General (CG) from sixty feet (60') to one hundred five feet (105').
- Change the maximum height of Central Commercial (CC) from seventy-five feet (75') to one hundred twenty feet (120').
- Change the maximum height of Office Park (OP) from forty-five feet (45') to one hundred five feet (105') and add notation in reference to Note 6.
- Change the maximum height of Light Industrial (LI) from forty-five feet (45') to one hundred five feet (105') and add notation in reference to Note 6.
- Change the maximum height of Industrial (I) from seventy-five feet (75') to one hundred twenty feet (120') and add notation in reference to Note 6.
- Amend Note 6 adding the note title "Building Heights".
  - add section "a." remove "CC or CG" and replace with "Commercial or Industrial", remove one hundred feet (100') and replace with one hundred fifty feet (150').
  - Add section "b" that states, "The maximum height of any building in the Commercial or Industrial zoning districts between one hundred fifty-one feet (151') to three hundred feet (300') from any residential zoning district shall not exceed seventy-five feet (75') measured from the proposed structure to the residential zoning district boundary."
  - Add section "c" that states, "The maximum height of any building in the Commercial or Industrial zoning districts within one hundred fifty feet (150') of the Residential-Commercial-Professional (RCP) zoning district shall not exceed seventy-five feet (75') measured from the proposed structure to the RCP zoning district boundary."
  - Add section "d" that states, "The maximum height of any building within the Historic Preservation Overlay (HPO) district shall not exceed seventy-five feet (75')."
  - Add section "e" that states, "Height may be increased in Central Commercial (CC) and Industrial (I) zoning districts up to one hundred fifty feet (150') with a Conditional Use Permit. Height may be increased for Civic Uses in Residential and Residential/Commercial/Professional (RCP) zoning districts with a Conditional Use Permit."

**Table 1. Compliance with 2015 Comprehensive Plan**

Ch. 2 Population
<p><b>Goal 1.</b> Monitor population trends within the City and region in order to anticipate and provide for the needs of the citizens in all age and economic segments of the population.</p> <p><b>Objective 1.1</b> In order to retain and grow in all segments of the population, the City should consider unprecedented land use opportunities and tools to provide more flexible but carefully and purposefully defined development patterns that meet the needs and demands of future generations and evolving markets; use planning opportunities to pave the way for improved population growth, population retention, better market conditions and improved economic development.</p> <p><b>Policy a.</b> The City shall use time-proven planning principles and development patterns, trends and public improvements to provide and direct future growth and attract new growth. Various planning processes and tolls should be implemented city-wide to provide for safe, desirable, consistent but improved population growth and increased population retention, improved market conditions and positive economic development.</p>
Ch. 4 Economic Development
<p><b>Goal 1.</b> Provide a business-friendly environment.</p>

**Goal 3.** Strengthen the City’s accessibility, convenience, desirability and image as a regional shopping center and place to do business.

**Objective 3.2** Allow for and encourage the development of a variety of retail and service businesses that are pleasant places for people to shop, work, walk and congregate.

**Policy a.** Encourage mixed-use and infill development in key locations throughout the community.

**Objective 3.3** Encourage infill and redevelopment of established industrial, employment and commercial areas.

**Policy b.** Develop design standards and guidelines to ensure compatibility of new infill development in the surrounding area.

**Objective 3.4** Provide an attractive business environment with new and expanded development of high quality design that is compatible with existing development.

#### Ch. 5: Land Use

**Goal 1.** Implement zoning designations and development regulations that accommodate existing and future needs of the City’s population and that serve to facilitate orderly development within the City and region.

**Goal 2.** Encourage development to accommodate population growth in areas indicated on the Comprehensive Plan Map.

**Policy b.** Provide flexible, incentive-driven regulations to promote types of development in specific locations that may help meet many goals and policies from various chapters as outlined in this Comprehensive Plan.

**Goal 3.** Develop and implement zoning designations and regulations that promote land uses and developments that complement the surrounding vernacular while utilizing the unique context and opportunities of each designated area.

**Objective 3.1** Develop zoning districts and regulations that focus on relationships between developments based on form, scale and function.

**Policy a.** Explore all of the various planning options available to provide flexible, diverse and productive development options in their respective and proper locations.

**Policy b.** Develop design codes that support infill development and redevelopment that is visually compatible with the surrounding neighborhood and complements established areas.

**Goal 4.** Preserve open spaces consistent with the City’s adopted Open Space Plan and protect identified Natural Features by developing an orderly, well-integrated and compact pattern of land uses, including a dense city center, compact new neighborhoods, mixed use developments, infill and redevelopment projects and protection of public amenities.

**Objective 4.1, Policy a.** Develop zoning districts and regulations that allow medium and high density residential developments in areas where infill and redevelopment are encouraged.

**Policy d.** Apply flexible standards to encourage vertical mixed-use commercial infill and redevelopment.

#### Ch. 12: Housing

**Goal 1.** Encourage development of a wide variety of high-quality housing opportunities that are safe, sanitary, attractive and affordable.

**Objective: 1.1** Encourage development of housing affordable for households of all income levels throughout the community.

**Policy: a.** Continue the support of a pro-active role in meeting demand for affordable housing.

**Goal 4.** Provide greater opportunities for the development of a greater variety of mixed-use housing types above commercial and office space.

**Objective: 4.1** Promote infill and redevelopment that increases opportunities for upper-story mixed-use housing.

**Policy: a.** Develop zoning designations and ordinance provisions that promote development of upper-story mixed-use housing opportunities in order to fulfill the need for this type of housing.

#### Ch.13 Community Design

**Goal 1.** Improve the physical appearance and image of the City of Pocatello.

**Objective 1.1** Improve the physical appearance and image of the City of Pocatello.



**Policy d.** Encourage buffer areas and open spaces between residential and other districts to promote compatibility between uses.

**Goal 2.** Consider use of various planning tools available that are flexible and predictable which generally improve the overall appearance of Pocatello.

**Objective 2.1** Incorporate predictable but flexible development options into the zoning ordinance based on current planning practices.

**Policy a.** Incorporate planning options into the zoning ordinances that produce preferred growth patterns where proven effective and appropriate.

**Policy b.** Develop and incorporate flexible and easily understood design guidelines and standards that assist citizens, business owners and design professionals to contribute positively to surrounding land uses.

**Objective 2.2** Encourage development that is attractive and compatible and improves the quality of its surrounding environment, including established neighborhoods.

**Policy a.** Use design standards, guidelines and incentives to ensure that new development, infill and redevelopment is compatible with established development.

**Goal 3.** Promote an attractive and walkable community.

**Objective 3.1** Create pedestrian friendly environments in all areas of the City of Pocatello.

**Policy b.** Require buildings, whether residential, commercial, office or institutional, to be compatible in terms of scale and/or design for both the automobile and pedestrians.

#### **Ch.18 Implementation**

**Goal 2.** Implement goals, objectives and policies of the Comprehensive Plan.

**Objective 2.2** Incorporate goals, objectives and policies of the Comprehensive Plan into municipal codes.

**Objective 2.3** Use Comprehensive Plan goals, objectives and policies to develop written standards with which to regulate development in order to protect public health, safety and welfare.

**ATTACHMENT A**  
**PLANNING & ZONING COMMISSION,**  
**SEPTEMBER 22, 2021**

17.03.600: DIMENSIONAL STANDARDS:

A. Dimensional Standards: A list of dimensional requirements including setbacks, height limitations, minimum lot size, and minimum landscaping is presented in Table 17.03.600, Dimensional Standards Table, of this section.

B. Administrative Adjustment: The director, or designee, may approve the modification of a setback, building height, minimum lot size, minimum landscaping, or building footprint size standards of this title by up to ten percent (10%) subject to the following requirements:

1. The applicant must provide a written description of the requested adjustment detailing how the modification will not create any adverse impacts, which will negatively impact the public health, safety and welfare, on a form provided by planning and development services. The form shall clearly describe the nature of the proposed adjustment request and describe any anticipated impacts.

2. If the applicant fails to obtain the required administrative adjustment they may, at their own discretion, submit a variance application pursuant to section 17.02.160. (Ord. 2931, 2014)

TABLE 17.03.600: DIMENSIONAL STANDARDS TABLE

Standard	RE	RL	RMS	RM M	RH	RCP <sup>2</sup>	CG	CC	OP <sup>9</sup>	LI	I
Maximum number of dwelling units per acre <sup>1</sup>				12	30						
<b>Minimum lot size</b>						Non e	Non e	Non e	Non e	Non e	Non e
Single-family	15,000 sq. ft.	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	4,200 sq. ft.						
Two-family		12,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	6,720 sq. ft. <sup>12</sup>						
Townhomes		6,000 sq. ft.	4,000 sq. ft.	3,630 sq. ft.	3,630 sq. ft.						
Condominiums or multi-family				3,630 sq. ft.	1,452 sq. ft.						

<b>Minimum setbacks<sup>4</sup></b>											
Front yard	25 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft. <sup>3</sup>	10 ft. <sup>3</sup>	0 ft. <sup>3</sup>	30 ft. <sup>3</sup>	10 ft. <sup>3</sup>	10 ft. <sup>3</sup>
Any street frontage						10 ft. <sup>3</sup>	10 ft. <sup>3</sup>	0 ft. <sup>3</sup>			
Garage (facing any street)	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.						
Side facing street on corner and through lots	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.				20 ft. <sup>10</sup>	10 ft. <sup>10</sup>	10 ft. <sup>10</sup>
Side yard	10 ft.	7 ft.	6 ft.	6 ft.	6 ft.	0 ft. <sup>3,8</sup>	0 ft. <sup>3,8</sup>	0 ft. <sup>3,8</sup>	10 ft. <sup>10</sup>	0 ft. <sup>10</sup>	0 ft. <sup>10</sup>
Rear Yard	20 ft.	20 ft.	20 ft.	15 ft.	10 ft.	0 ft. <sup>3</sup>	0 ft. <sup>3</sup>	0 ft. <sup>3</sup>	10 ft.	0 ft. <sup>10</sup>	0 ft. <sup>10</sup>
Rear Yard: Attached (townhomes, residential condominiums and multi-family)				10 ft.	10 ft.						
Alley loaded garage	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.						
Side or rear yard abutting RE, RL or RMS zoning district				10 ft.	10 ft.						
<b>Minimum parking lot setbacks</b>											
Front Yard	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft. <sup>3</sup>	10 ft. <sup>3</sup>	10 ft. <sup>3</sup>			
Any Street frontage	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft. <sup>3</sup>	10 ft. <sup>3</sup>	10 ft. <sup>3</sup>			

Side yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft. <sup>3</sup>	0 ft. <sup>3</sup>	0 ft. <sup>3</sup>			
Rear Yard	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft. <sup>3</sup>	0 ft. <sup>3</sup>	0 ft. <sup>3</sup>			
Minimum landscaping requirement (% of parking lot) <sup>7,11</sup>	10%	10%	10%	10%	10%	10%	7%	0%	25%	5%	5%
Maximum height	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.	<del>60</del> <u>105</u> ft. <sup>6</sup>	<del>75</del> <u>120</u> ft. <sup>6</sup>	<del>45</del> <u>105</u> ft. <sup>6</sup>	<del>45</del> <u>105</u> ft. <sup>6</sup>	<del>75</del> <u>120</u> ft. <sup>6</sup>

Notes:

1. Does not include area devoted to streets for townhomes, residential condominiums or multi-family development.
2. Residential uses in the RCP zoning district shall meet bulk and placement standards of the RH zoning district.
3. Greater setback requirements apply when abutting a residential zoning district. See transitional buffers, section 17.05.270 of this title.
4. Building projections such as eaves, bay windows, and chimneys may extend a maximum of two feet (2') into designated setbacks (side, rear or front). Non-enclosed porches, steps and decks less than thirty inches (30") in height from finished grade may extend a maximum of six feet (6') or fifty percent (50%), whichever is less, into the required front and rear setbacks, and may extend a maximum of two feet (2') into required side yard setbacks.
5. For attached townhomes, side yard setbacks are required only for end units.

6. Building Heights:

a. The maximum height of any building in the ~~CC or CG~~ Commercial or Industrial zoning districts within one hundred fifty feet (~~100~~ 150') of any residential zoning district shall not exceed forty five feet (45') measured from the proposed structure to the residential zoning district boundary.

b. The maximum height of any building in the Commercial or Industrial zoning districts between one hundred fifty-one feet (151') to three hundred feet (300') from any residential zoning district shall not exceed seventy-five feet (75') measured from the proposed structure to the residential zoning district boundary.

c. The maximum height of any building in the Commercial or Industrial zoning districts within one hundred fifty feet (150') of the Residential-Commercial-Professional (RCP) zoning district shall not exceed seventy-five feet (75') measured from the proposed structure to the RCP zoning district boundary.

d. The maximum height of any building within the Historic Preservation Overlay (HPO) district shall not exceed seventy-five feet (75').

e. Height may be increased in Central Commercial (CC) and Industrial (I) zoning districts up to one hundred fifty feet (150') with a Conditional Use Permit. Height may be increased for Civic Uses in Residential and Residential/Commercial/Professional (RCP) zoning districts with a Conditional Use Permit.

7. Does not include required setback landscaping.
8. Including adjacent alleyways.
9. Minimum parcel size is five (5) acres, prior to subdividing to create the office park.
10. In the OP, LI and I zoning district, no side or rear yard setback shall be required except where the district abuts a residential zoning district. When adjacent to a residential district, a setback as required under transitional buffers section 17.05.270 of this title shall be maintained.
11. In the OP, LI and I zoning districts landscaped setbacks may be counted toward the total requirement, however, parking lot landscaping shall not be counted. All parking lot landscaping shall be contained within the parking area.
12. A two-family home shall be permitted where enough lot area would be available for a triplex or fourplex.

~~(Ord. 3044, 2020)~~