

Height and Compatibility

5.3 BUILDING PLACEMENT ON THE LOT.

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5.3.1 GENERAL.

Lots and buildings located within the city of Taylor shall be subject to the requirements of this section. Infill development shall also be subject to the Neighborhood Compatibility standards of Section 5.9.3 of the LDC.

Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

[...]

5.9 PERFORMANCE AND COMPATIBILITY STANDARDS.

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5.9.3 NEIGHBORHOOD COMPATIBILITY.

5.9.3.1 APPLICABILITY.

Neighborhood compatibility standards apply to all infill development ~~that does not require the approval of a Neighborhood Plan.~~

5.9.3.2 BUILDING DISPOSITION.

(1) Building disposition shall follow the predominant building disposition within the block face of the infill site. Alternative building disposition may be approved by warrant.

5.9.3.3 BUILDING SETBACKS.

(1) Front building setbacks shall be within 25 percent of the median front setback of the buildings within the same block as the infill site. Alternative building setbacks may be approved by warrant.

(2) Side and rear building setbacks shall be within 25 percent of the median side and rear setbacks of the buildings within the same block as the infill site.

5.9.3.4 PARKING ACCESS AND LOCATION.

Parking access and location shall be in keeping with the Place Type standards for the infill site. If the predominant parking access and location within the same block as the infill site is different than the Place Type standards, an alternative parking access and location standard to match the neighborhood standard may be approved by warrant.

5.9.3.5 BUILDING HEIGHT AND MASS.

- (1) Buildings shall be constructed in concert with building massing of the buildings surrounding the property to prevent overshadowing of adjacent properties.
- (2) In all districts, the following restrictions apply where:
 - (a) Any proposed infill building exceeds the height of an adjacent dwelling, or
 - (b) Any proposed infill building exceeds the square footage of an adjacent dwelling by 50 percent or more.
- (3) Adjacency exists if an infill building meeting the standards of (2) above is proposed immediately beside, behind, or facing a Residential Building Type described in Section 4.3.
 - (a) Adjacency includes a building directly across rural or neighborhood street types.
 - (b) Large Apartment, Accessory Dwelling Unit, Recreational Vehicle Park, and Residential Accessory Building Types on adjacent properties do not trigger the adjacency standards of this section.
- (4) Height Step-back

Setbacks for infill development must be at least 20 feet. Infill development is subject to a height step-back with a ratio of one (1) foot in horizontal distance for every one (1) foot of building height, measured from the property line of the adjacent Residential Building Type.
- (5) Required Buffers
 - (a) When infill development shares a common boundary with a Residential Building Type, as outlined in (3) above, a land use buffer shall be provided as prescribed in the Required Buffer Table below.

Table 1 Required Buffers

	<u>Adjacent Property Building Type</u>	
<u>Subject Property Building Type</u>	<u>Residential</u>	<u>Commercial</u>
<u>Residential</u>	<u>Type 1</u>	<u>Type 1</u>
<u>Commercial</u>	<u>Type 2</u>	<u>Type 2</u>

(b) Type 1 Buffer

- i. Type 1 buffers must consist of a minimum 10-foot-wide buffer yard and a 6-foot opaque fence, plus at least 25 points based on the following criteria:
 - a. Opaque masonry wall with 6-foot minimum height in lieu of providing opaque wooden fence = 10 points.
 - b. Each additional 5 feet of buffer yard width = 5 points (maximum of 10 points).
 - c. One (1) tree with a mature height of at least 20 feet and height of at least 8 feet and caliper size of 4 inches (measured 12-inches above ground level) at the time of planting per 35 lineal feet of buffer yard = 15 points.
 - d. Three (3) smaller trees with a height of at least 8-feet and caliper size of 2-inches (measured 12-inches above ground level) at the time of planting per 35 lineal feet of buffer yard = 15 points.

(c) Type 2 Buffer

- i. Type 2 buffers must consist of a minimum 20-foot-wide buffer yard and 6-foot opaque fence, plus at least 25 points based on the following criteria:
 - a. Opaque masonry wall with 8-foot minimum height in lieu of providing opaque wooden fence = 10 points.
 - b. Each additional 5 feet of buffer yard width = 5 points (maximum of 10 points).
 - c. One (1) tree with a mature height of at least 20 feet and height of at least 8 feet and caliper size of 4 inches (measured 12-inches above ground level) at the time of planting per 25 lineal feet of buffer yard = 15 points.

d. Three (3) smaller trees with a height of at least 8-feet and caliper size of 2-inches (measured 12-inches above ground level) at the time of planting per 25 lineal feet of buffer yard = 15 points.

5.9.3.6 ARCHITECTURAL CHARACTER.

All buildings shall be constructed to be harmonious with and architecturally integrated within the existing neighborhood.

5.9.3.7 HOME OCCUPATIONS.

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