

CHAPTER 21A.37
DESIGN STANDARDS

SECTION:

21A.37.010: Purpose Statement

21A.37.020: Applicability

21A.37.030: Submittal Requirements

21A.37.040: Modifications Of Design Standards

21A.37.050: Design Standards Defined

21A.37.060: Design Standards Required In Each Zoning District

21A.37.010: PURPOSE STATEMENT:

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implementing the City's master plans. (Ord. 12-17, 2017)

21A.37.020: APPLICABILITY:

The design standards identified in this chapter apply to all properties in the zoning districts listed in section 21A.37.060 of this chapter and pursuant to the following:

A. Change In Use: A change in use shall be exempt from this chapter, provided that it does not result in alterations of existing design elements regulated by the standards of this chapter.

B. Additions: When an addition to an existing structure is made, only the addition is subject to this chapter, provided that no existing design element regulated by these standards is altered in other portions of the existing structure.

C. Repair, Maintenance Or Alterations: Structures may be repaired, maintained or altered, except that no such work shall create a noncompliance or increase the degree of an existing noncompliance. If a design element of an existing structure complies with this chapter, the design element shall not be altered such that the structure becomes noncompliant.

D. Certificate Of Appropriateness: All new construction, additions, exterior building work, structure work, and site work on property in an H Historic Preservation Overlay District or a landmark site remains subject to a certificate of appropriateness as required in subsection 21A.34.020E of this title. (Ord. 46-18, 2018)

21A.37.030: SUBMITTAL REQUIREMENTS:

All applications that are subject to site plan review as indicated in chapter 21A.58 of this title shall address as part of their submittal drawings all applicable design standards identified in this chapter, in addition to all other applicable regulations. (Ord. 12-17, 2017)

21A.37.040: MODIFICATIONS OF DESIGN STANDARDS:

The Planning Director and/or Commission may modify any of the design standards identified in this chapter subject to the requirements of chapter 21A.59, “Design Review”, of this title. The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified, the standards for design review and any adopted design guidelines that may apply.

A. The Planning Director may approve, approve with modifications, deny or refer to the Planning Commission modifications to specific design standards when proposed as new construction, an addition or modification to the exterior of an existing structure, or a modification to an existing structure as authorized in section 21A.59.040, table 21A.59.040 of this chapter or when authorized in the specific zoning district.

1. The Director shall approve a request to modify a design standard if the Director finds that the proposal complies with the purpose of the individual zoning district, the purpose of the individual design standards that are applicable to the project, the proposed modification is compatible with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, and the project is compliant with the applicable design standards (section 21A.37.050 and 21A.37.060 of this chapter).

2. The Director may approve a request to modify a design standard with conditions or modifications to the design if the Director determines a modification is necessary to comply with the purpose of the base zoning district, the purpose of the applicable design standards of the base zoning, to achieve compatibility with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, or to achieve the applicable design review objectives.

3. The Director shall deny a request to modify a design standard if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.

4. The Director may forward a request to modify a design standard to the Planning Commission if the Director finds that the request for modification is greater than allowed by this chapter, a person receiving notice of the proposed modification can demonstrate that the request will negatively impact their property, or at the request of the applicant if the Director is required to deny the request as provided in this section.

B. For properties subject to the H Historic Preservation Overlay District, the Historic Landmark Commission may modify any of the design standards in this chapter as part of the review of the standards in section 21A.34.020 of this title. (Ord. 14-19, 2019)

21A.37.050: DESIGN STANDARDS DEFINED:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard; however, in cases where a conflict exists between the definition and the graphic, the definition shall take precedence.. The table that follows (Section 21A.37.060) highlights the connection between each design standard and the zoning districts. It identifies whether a standard is required (emphasized by an X) or not (identified by a dash). If there is a specific detail for the standard, it will also be identified in the table.

A. Ground Floor Use And Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.

1. Ground Floor Use Only: This option requires that that a portion of the length of any street-facing building façade on the ground floor of a new principal building, include a permitted or conditional permitted use, conditional use, or an amenity space within a residential building that is only available for the residents of the building. The ground floor use may not consist of other than spaces that have no need for or discourage walk-in traffic, such as back of house functions, or private business offices associated with the active use. parking Such use shall occupy a minimum portion percentage of the length of any street facing building of the street facing facade according to section 21A.37.060, table 21A.37.060 of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

a. For single-family attached uses, the required use depth may be reduced to ten feet (10').

b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the ~~width~~ length of the ground floor building facade are exempt from this requirement.

c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.

d. Amenity space is defined as a portion of the public ROW adjacent to the sidewalk, outside of the pedestrian walking area, which can include streetscape elements, street furniture, landscaping, and/or trees. It shall ~~for buildings shall~~ only be counted for up to twenty five percent (25%) of the length of the building façade. For corner properties, each street facing building façade shall be allowed have up to twenty five percent (25%)25% of the ground floor use required for this section to include amenity space.

e. Areas such as kitchens, storage, bicycle parking, and other areas that are not accessible to customers shall not be counted towards the requirement for ground floor use and visual interest.

2. Ground Floor Use And Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether the design it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

Ground Floor Use And Visual Interest



1	<u>Contribute to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors.</u>
2	<u>Contribute to increased pedestrian activity through a clear visual relationship between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features.</u>

B. Building Materials:

1. All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the material requirements detailed below. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.

2. For the purpose of the requirements below, a durable material is defined as any material that has a manufacturer’s warranty of a minimum of 20 years or is a natural material such as stone or wood provided the wood is treated and maintained for exterior use.

13. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section 21A.37.060, table 21A.37.060 of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board or other material that includes a minimum manufacturer warranty of 25 years from color fading or other weather or climate induced degradation of the material. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

—24. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section 21A.37.060, table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include

stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass:

1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum ~~amount~~ percentage of glass, ~~or within a specified percentage range,~~ between three feet (3') and eight feet (8') above grade according to section 21A.37.060, table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title. The Planning Director may approve a modification to ground floor glass requirements if the Planning Director finds:

- a. The requirement would negatively affect the historic character of an existing building;
- b. The requirement would negatively affect the structural stability of an existing building; or
- c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).

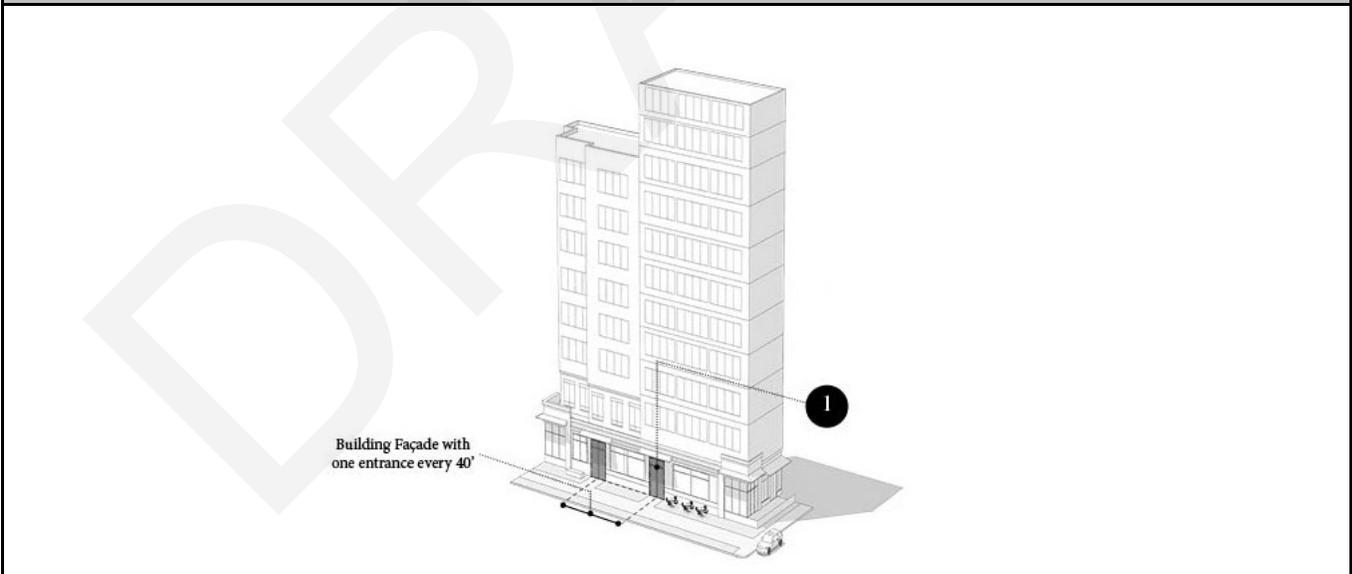
Ground Floor Glass (References the measurements in Table D, D-1)	
	<p>1 <u>The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum of sixty percent (60%) glass, between three feet (3') and eight feet (8') above grade.</u></p>

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum ~~amount~~ percentage of glass according to section 21A.37.060, table 21A.37.060 of this chapter.

a. Reflective Glass: The maximum percentage of reflective glass, defined as glass with a coating that creates a mirror-like appearance, allowed in buildings both in the ground floor and upper floor according to section 21A.37.060, table 21A.37.060 of this chapter.

D. Building Entrances: A building entrance is defined as an entrance to a building that includes a door and entry feature such as a recess or canopy that provides customers with direct access to the use. For the purpose of this provision, an operable building entrance shall be open and accessible during the hours that the business is open and comply with applicable ADA standards. At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

Building Entrances (References the measurements in Table D, D-1)



1	At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum of forty feet (40').
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E. **Maximum Length Of Blank Wall:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section 21A.37.060, table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

<u>Maximum Length of Blank Wall (References the measurements in Table D, Downtown Districts)</u>	
1	<u>The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be limited to no more than twenty feet (20').</u>
2	<u>The architectural feature shall be either recessed a minimum of twelve (12) inches or projected a minimum of twelve (12) inches.</u>

F. **Maximum Length Of Street Facing Facades:** No street facing building wall may be longer than specified along a street line according to section 21A.37.060, table 21A.37.060 of this chapter. Buildings may use material changes or architectural details to break up the façade. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection 21A.36.010B, "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

G. **Upper Floor Step Back:**

1. The upper floor step back for street facing facades is dependent on the height of the building according to section 21A.37.060, table 21A.37.060 of this chapter. For buildings

that are between six (6) and eight (8) stories, a minimum setback of 10 feet (10') is required twenty five feet (25') above grade. For buildings above eight (8) stories, the step back shall be a minimum of fifteen feet (15') from the property line. The step back may appear after the first two (2) to five (5) floors. ~~the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to section 21A.37.060, table 21A.37.060 of this chapter.~~ In addition to these provisions, twenty percent (20%) of the entire building façade can meet the street at the lot line with no step back. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

Upper Floor Step Back	
1	<u>A minimum step back of ten feet (10') for buildings six (6) to eight (8) stories. Twenty percent (20%) of the building façade can meet the street at the lot line with no step back.</u>
2	<u>A minimum step back of fifteen feet (15') from the property line after the first two (2) to five (5) floors. for buildings above eight (8) stories tall. Twenty percent (20%) of the building façade can meet the street at the lot line with no step back.</u>

2. Step backs are required for full stories above the height, according to section 21A.37.060, table 21A.37.060 of this chapter, measured from average finished grade that

have facades facing single- or two-family residential districts with a permitted height that is thirty five feet (35') or less, a public trail or public open space. The purpose of this provision is to reduce the impact that buildings over a certain height have on abutting properties when the abutting properties have a permitted height that is 35 feet or less. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section 21A.37.060, table 21A.37.060 of this chapter.

H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening Of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of such impact-minimizing siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

K. Screening Of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. Waste and loading facilities are prohibited from being located on street-facing facades and shall be co-located and screened when possible. Exceptions to this requirement may be approved when the service provides power or some form of utilities in and around the surrounding area. Exemptions may also be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.

1. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

L. Ground Floor Residential Entrances For Single-Family Dwellings: For the zoning districts listed in section 21A.37.060, table 21A.37.060 of this chapter all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.

M. Parking Garages Or Structures: The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.

2. ~~The architectural design of the facades should express the internal function of the structure.~~ Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.

3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.

4. Elevator and stairs shall be highlighted architecturally so visitors, ~~internally and externally,~~ can easily access these entry points both internally and externally.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.

6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.

7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.

8. ~~The~~The ground floor street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.

9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

10. If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to seating and vegetation.

N. Residential Character In RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;

2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;

3. The front building elevation shall contain not more than fifty percent (50%) glass;

4. Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title;

5. Building orientation shall be to the front or corner side yard; and
 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.
- O. Primary Entrance Design In SNB District: Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.
1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
 2. Integral planters or wing walls that incorporate landscape or seating.
 3. Enhanced exterior light fixtures such as wall sconces, light covers with concealed light sources, or decorative pedestal lights.
 4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
 5. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.

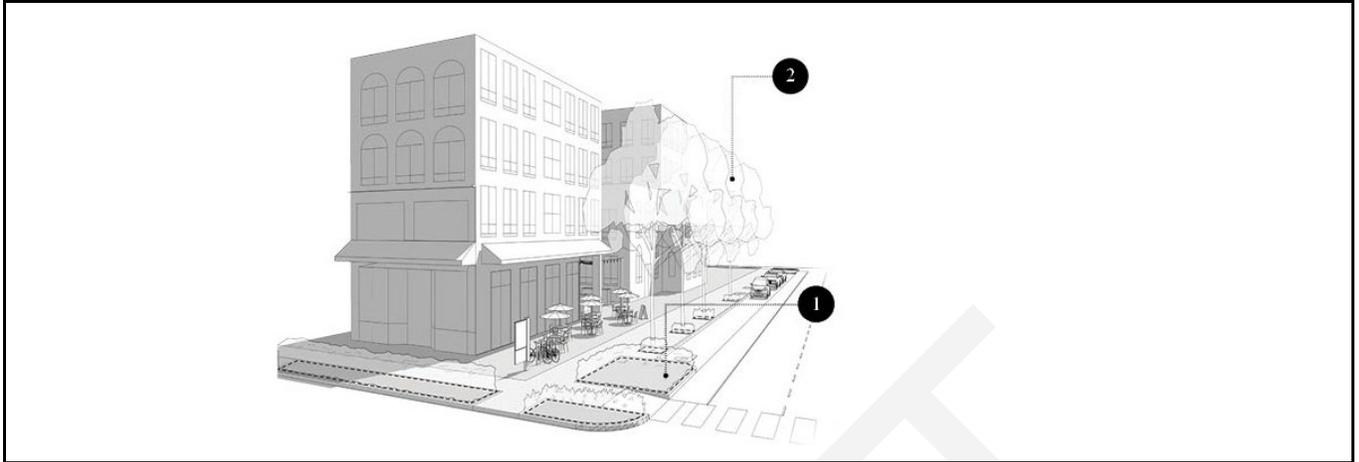
P. Streetscape Standards: These standards are required for landscaping that is within the public right of way. This is defined as the space between the private property line and the back of the curb.

1. Tree Canopy Coverage: No tree canopy shall cover less than the specified percentage according to section 21A.37.060, table 21A.37.060 of this chapter. The defined percentage represents the canopy coverage at maturity. At instillation, a minimum of twenty percent (20%) of all trees shall have a minimum caliper of three inches (3").

<u>Tree Canopy Coverage</u>	
	
<u>1</u>	<u>No tree canopy coverage shall cover less than the specified percentage according to section 21A.37.060, table 21A.37.060 of this chapter.</u>

2. Minimum Vegetation Standards: The percentage of vegetation shall be no less than the specified amount according to Chapter 21A.48. The vegetation shall be planted in the public realm.

Minimum Vegetation Standards (References the measurements in Table D, Downtown Districts)
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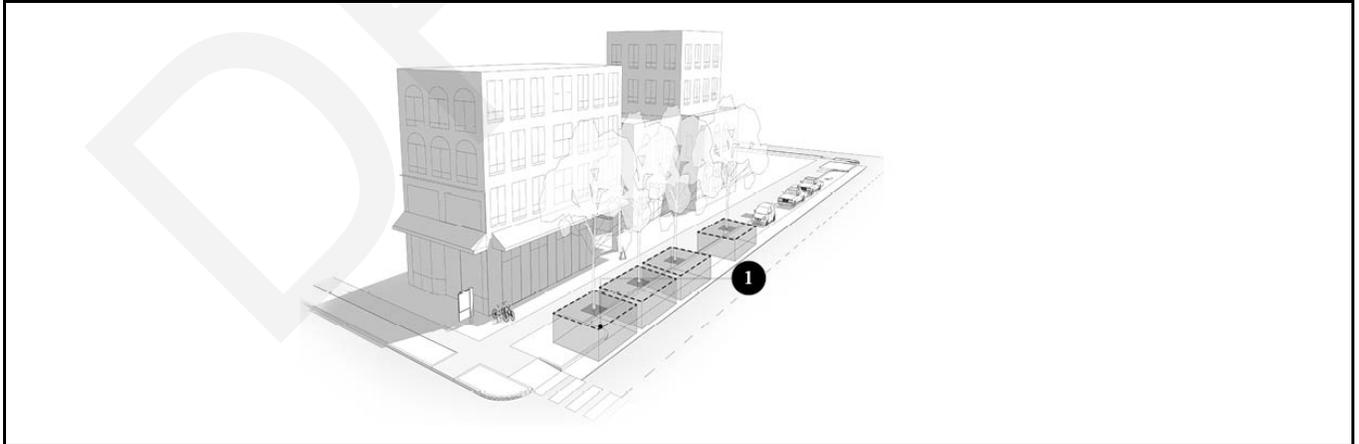


1	<u>The percentage of vegetation shall be no less than the specified percentage according to section 21A.37.060, table 21A.37.060 of this chapter.</u>
2	<u>Vegetation shall be planted in the public realm.</u>

3. Street Trees: Street trees are required and subject to the regulations in Section 21A.48.060. In addition to those standards, for every new development, there shall be one (1) street tree planted every thirty feet (30').

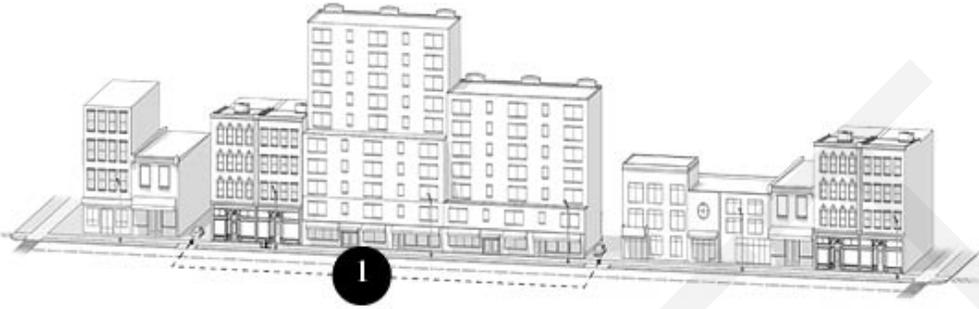
4. Soil Volume: In order to promote street tree health and longevity, the tree shall have an adequate volume of soil. The soil volume surrounding a tree shall be seven hundred and fifty cubic feet (750ft³) to one thousand cubic feet (1,000ft³) per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees.

Soil Volume

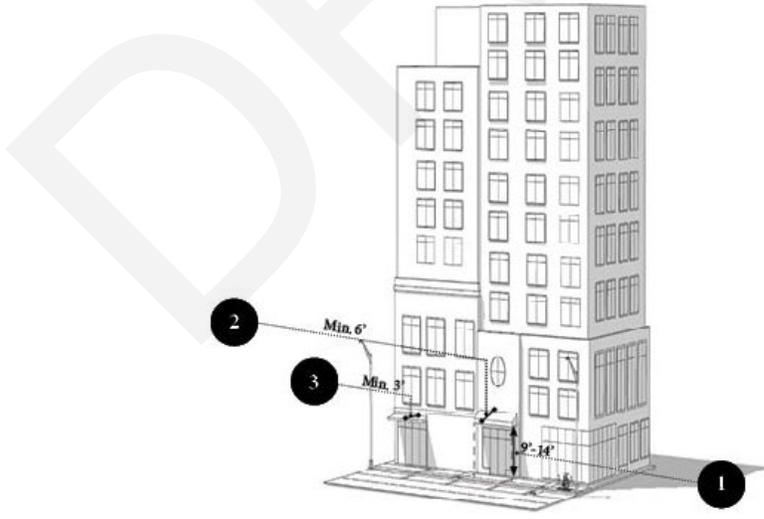


1	<u>The soil volume surrounding a tree shall be seven hundred and fifty cubic feet (750ft³) to one thousand cubic feet (1,000ft³) per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees.</u>
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5. Minimize Curb Cuts: As an effort to emphasize the public realm and encourage the safety of pedestrians, places where cars intersect the street shall be minimized. More specifically, curb cuts are encouraged to be concentrated at mid-block and alley locations. The sidewalk material shall continue at ground level of the curb cuts.

Minimize Curb Cuts	
	
1	<p><u>Curb cuts are encouraged to be concentrated at mid-block and alley locations.</u></p>

6. Overhead Cover: Overhead covers are required at building entrances to provide weather protection to pedestrians and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the City. These coverings are encouraged to be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall also provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3').

Overhead Cover	
	
1	<p>The shade structure shall occur between nine (9') and fourteen feet (14') above the level of the sidewalk.</p>

	The shade shall provide a minimum coverage of eight feet (6') in width.
	The cover shall project no closer than three feet (3') to the curb.

7. Streetscape Landscaping: All vegetation used along the streetscape must comply with the landscape requirements set forth in chapter 21A.48.

Q. Height Transitions: This measurement is applied to control the size and shape of the building envelope or portion thereof for such purposes as promoting transition in scale between buildings of different height, protecting access to sunlight, and/or limiting shadow and overlook on neighboring properties. A transition may be achieved by relating a building's form to those that surround it through the following ways. These standards do not apply when a right-of-way separates the buildings:

1. An angular plane of forty five degrees (45°), measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is adjacent to a zone with a smaller allowable building maximum.

2. An angular plane of forty five degrees (45°), measured from the top of an adjacent lower height building, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings that are located immediately adjacent to shorter buildings within the same zoning area.

Height Transitions

The image contains two diagrams, labeled 1 and 2, illustrating height transition standards. Diagram 1 shows a tall building on the left and a shorter building on the right. A dashed line representing an 'Angular Plane' is drawn from the top of the tall building to the ground line of the shorter building, forming a 45-degree angle. Diagram 2 shows a tall building on the left and a shorter building on the right. A dashed line representing an 'Angular Plane' is drawn from the top of the shorter building to the ground line of the taller building, forming a 45-degree angle. Both diagrams include a '45 degree' label and a circled number (1 or 2) in the top right corner.

1	<u>An angular plane of forty five degrees (45°), measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-</u>
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	<u>rise buildings down to lower scale areas. The transition is required when development is adjacent to a zone with a smaller allowable building maximum.</u>
2	<u>An angular plane of 45°, measured from the top of an adjacent lower height building, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings that are located right next to lower height buildings within the same zoning area.</u>

(Ord. 14-19, 2019; Ord. 12-17, 2017)

21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked (X), that standard is required. If a box has a dash in it is not checked (-), it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases ~~when~~ where a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table ~~supersede those in the definition~~ shall take precedence.