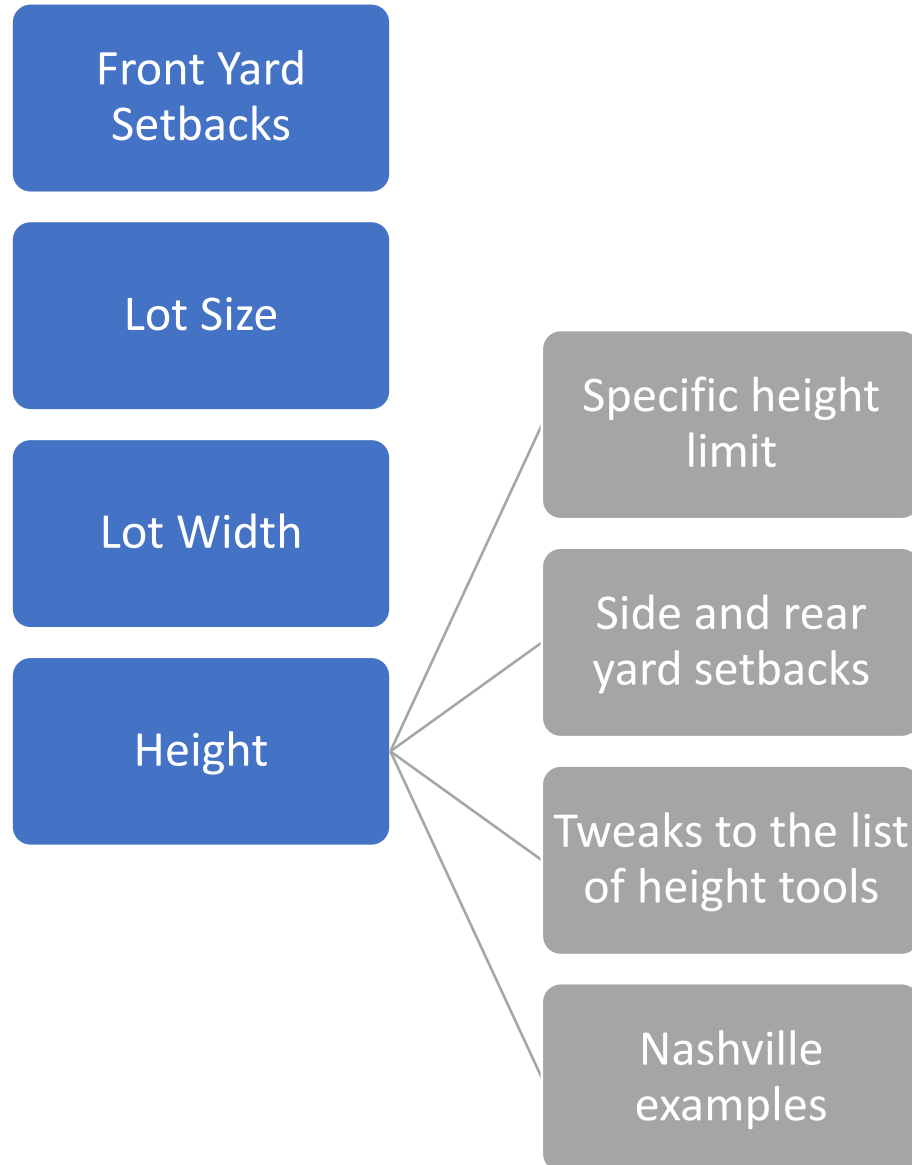


Zoning Ordinance Text
Amendment
JCW 9/28/2017

Subsection 5.3.4 Transitional Features



August JCW Discussion









Applicability

- (a) Transitional features shall be required:
 - i. ~~When design compatibility cannot be achieved~~ **To achieve design compatibility** between **new and existing** land uses, lots, or structures **where the existing development is established and expected to remain, pursuant to *Envision Franklin***; or
 - ii. Between lots or uses within a single mixed-use development ~~located in either traditional or conventional areas; or~~
 - iii. For residential development within CFCO Districts, or development within the OR District;
- (b) In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;
- (c) It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.

Residential Development and Office Residential

B. Building height shall blend with existing buildings along the block face through use of:

- Similar roof shapes;
- Dormers set back a minimum of one foot from the exterior wall;
- Façade widths within 25 percent of adjacent building façade widths;
- Massing that divides the building into smaller parts;
- Foundation height minimum of 12 inches and maximum of 18 inches;
- Materials that do not accentuate verticality;
- One-story front porch or entry element;
- Traditional placement and orientation of garage;
- Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).

C. The entire garage form, whether attached or detached, shall be subordinate in height, mass, and setbacks to the rest of the principal structure.

Residential Development

A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face.



Figure 5-5: These examples depict whole and half-stories for the purposes of determining average height.

Building Height Example

Stories	Block Face A	Block Face B	Block Face C
	1	1	1
	1	1	1
	1	1	1
	1	1	1
	1	1	1
	1	1.5	1
	1	1.5	1.5
	1	1.5	1.5
	1	1.5	1.5
	1	1.5	2
Average Height	1	1.25	1.25
Average + Half Story	1.5	1.75	1.75
Maximum Stories	1.5	2	2

Nonresidential and Mixed-Use Development

A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are~~ shall be consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;

B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;

C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).

Transition Methods

e. Graduate building height, scale, and mass through utilization of any of the following methods:

- Building step-backs to reduce the bulk of a building's upper floors;
- Dividing buildings into smaller parts, including detached buildings, to reduce effective visual bulk and to maintain the scale and rhythm of the existing pattern of development;
- Sight lines or angular planes to gauge the appropriate building height necessary to achieve a steady, incremental transition; or
- Other techniques to break up the scale of a building to complement existing development patterns, as approved by the ~~DRT, or the~~ Department of **Building and Neighborhood Services and Department of Planning and Sustainability**.

Side and Rear Setbacks

a. Building Setbacks

i. The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; ~~Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right of way than the closest existing principal structure~~

ii. Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.

iii. The use of a Class C landscape buffer may be required where necessary to reduce potential adverse impacts of new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.

Summary of Text Amendment

01

Refers to *Envision Franklin* to determine where to apply Transitional Features

02

Adds Planning & Sustainability Department to the review process

03

New lot sizes, lot widths, and setbacks on established streets will be more compatible

04

Refines height limits requirements for applicants and interpretation purposes

05

Provides assurance that redevelopment in OR District will be residential in form and in scale