

Zoning Ordinance Text  
Amendment  
JCW 10/26/2017

# Subsection 5.3.4 Transitional Features #3

# Summary of Text Amendment

01

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

02

Adds Planning & Sustainability Department to the formal 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

Lot Size

Lot Width

Setbacks

Height

August and  
September  
JCW Discussion





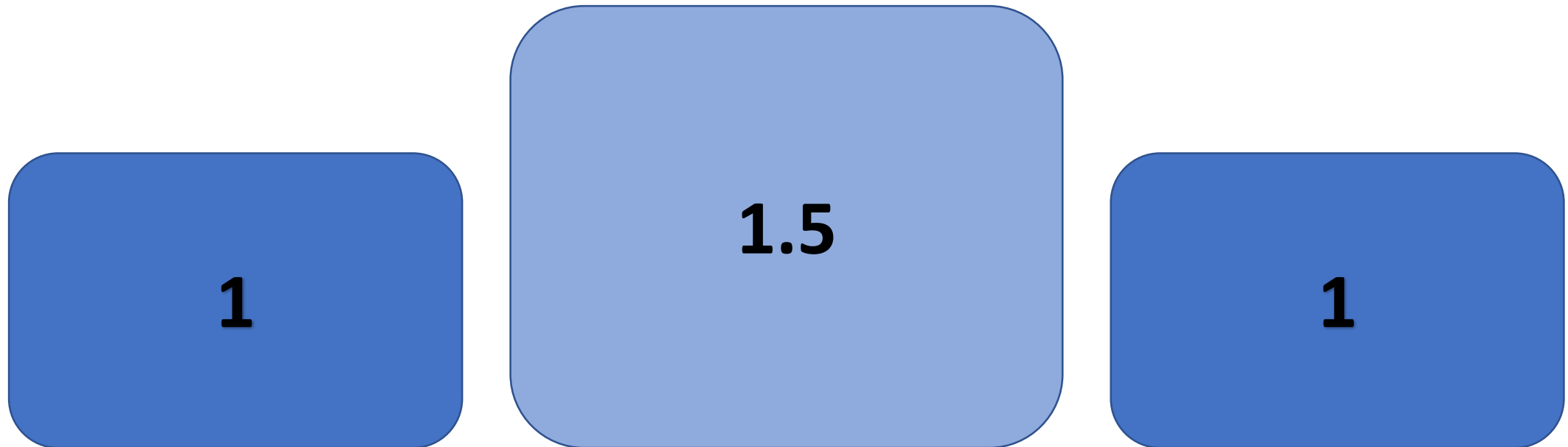


# Building Height for CFCO Residential and Office Residential

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

**B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.**

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1.5

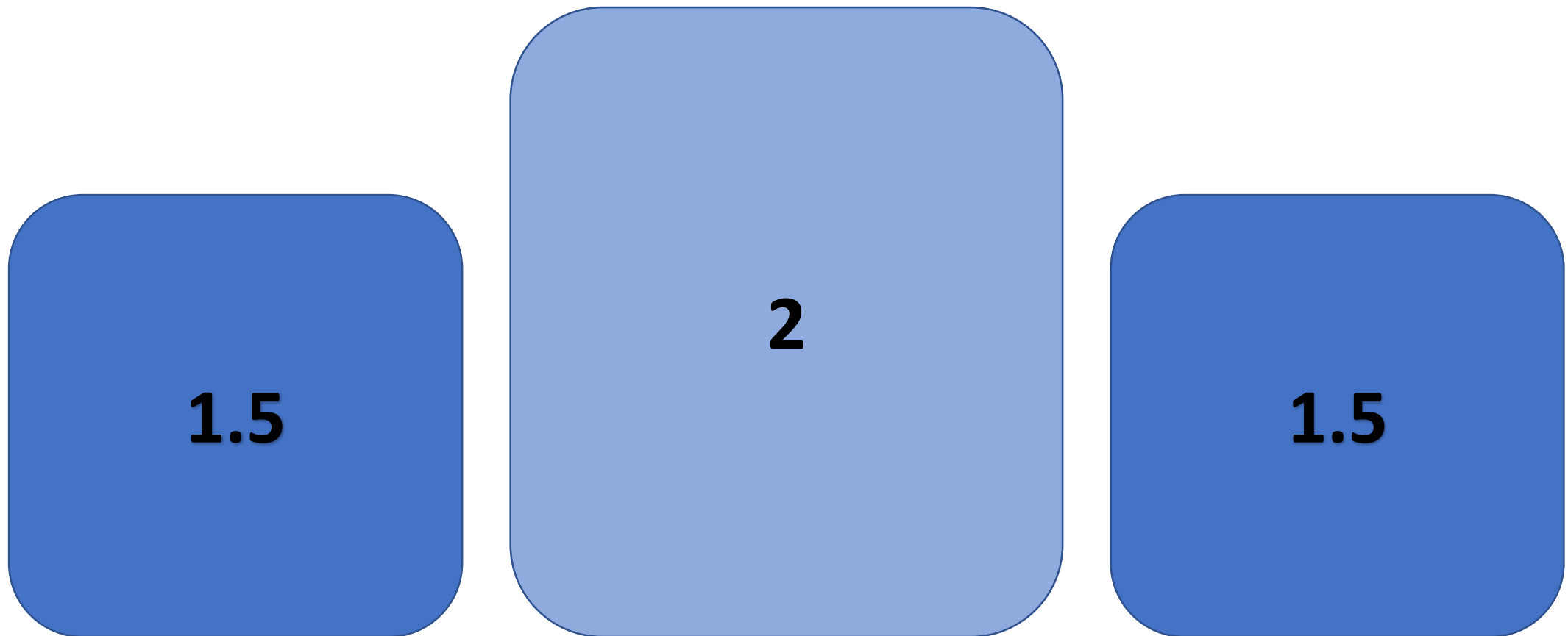
The diagram consists of three rounded rectangular blocks arranged horizontally. The first block on the left is dark blue and contains the number '1.5'. The middle block is a lighter shade of blue and also contains the number '1.5'. The third block on the right is dark blue and contains the number '1'. The blocks are of varying heights, with the first two being taller than the third.

1.5

1



B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



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**2**

**2**

**1.5**

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# BOMA/FMPC Direction

Do you like how A + B work to address building height?

- A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face;**
- B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.**

# Defining a half story

An uppermost story which usually features dormer windows and in which a sloping roof replaces the upper part of the front wall. Kneewalls do not exceed five feet in height, measured from the upstairs floor to the wall plate, and the floor space of the upstairs is less than the main floor footprint.

























Maximum Height?



# BOMA/FMPC Direction

- Do you like how A + B work to address building height?
  - A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face;
  - B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.
- Should a 1.5 story be allowed to have 2 stories on the back?
- Should 1.5 stories have a maximum building height?





# Historic District Design Guidelines

The height of new construction should be compatible with the existing buildings on the same block face....Compatibility is generally achieved by building within 10 percent above or below the average height of the buildings on the same block face.



This line of houses demonstrate uniform heights.



# 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).**