

HEIGHT IN RESIDENTIAL DISTRICT STAKEHOLDERS' FEEDBACK  
SEPTEMBER 3, 2009

**Stakeholder Participants Feedback**

*\*#'s in parentheses denotes the number of dots placed next to a particular topic.*

- (15) Currently There Is No Maximum Heights and/or No Maximum Heights Needed
- (15) Scale Should Be Relative To Neighborhood
  - Be Aware Of Nearby Zoning
- (10) Factor In All Ordinances
- (6) The Character Of A Neighborhoods Should Be Taken Into Account
- (5) Buildings Shadow Regulations Should Be Strengthen
- (5) For Major Corridors There Should Be Different Height Regulations
- (4) Density Needs To Be Balanced With Height
- (3) Institutional Uses Should Have Different Requirements
- (3) The Ratios Need Revising
  - Setback-Proportional To Height
- (1) Should Not Just Consider Adjacent/Abutting Properties But Also Proximity To Other Residences.
- (2) The Exceptions To Heights Regulations Should Be Revised
- (2) Street Widths Should Be Taken Into Consideration
- (2) There Should Be Different Heights For Multi-Family & Single-Family
- (2) The Value Of A Property Should Not Be Considered
- (1) Affordability Of A Property Should Not Be Considered
- (1) Light And Air Health Effects Should Be Considered
- (1) There Should Be Some Transitions For Different Uses and Districts
  - Higher Heights Allowed
- (1) Development Near Transit Corridors Should Have Different Regulations
- (1) Need to Considered Sustainability And Carbon Footprint

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**ISSUES AND CONCERNS**

Group #1

Too Much Height For Some Residential  
MUDD Zoning (Selwyn Avenue)  
Living Next To Commercial Should Expect Greater Heights  
Shouldn't Allow Anything to Exceed Regulate Elevator Shafts and Mechanicals Equipment  
Consider Scale Of Neighbor When Looking At Height Regulations  
Consider Street Width  
Study Building Heights For Older Developments  
City Has Grown And Is Changing – New Population  
“Human Scale”  
Wedding Cake  
Might Want To Combine With Shadow Casting  
Need To More Strongly Consider Shadows and Strengthening Ordinance  
Need To Make Sure Regulations Allow Some Developments To Occur  
Factor In All Ordinances Post Construction Control Ordinance (PCCO), Urban Street Design  
(USDG)Guidelines, Tree Ordinance  
Need Balance Between All Interests  
Change In Interpretation of Height/Yards Is Good (Especially For McMansions)Some Not So Sure  
Want Pictures Of Plans Of What “Caused” Process

Group #2

Proximity Of The Buildings To Single Family (Not Abutting Or Adjacent)  
No Cap On Height  
Character Of Neighborhood (Established Based On Criteria To Define Neighborhood)  
Setback Distance Proportional To Height Of Building  
Height Restrictions May Affect Affordability By Reducing Density  
Light And Air, Health Effects  
1' To 1' And 1' To 2' Increase Is Not Adequate Abutting Or Adjacent To Single Family  
Step Back (TOD) Between Different Residential Districts  
Institutional Uses?

Group #3

Greater Good Vs Individual Rights  
To What Extent Should The “Greater Good” Be Considered Regarding Traffic, Carbon Footprint  
Will Increased Heights Be Paired With Increased Buffering  
Measure In Stories, Total Feet In Building  
Different Type Of Height Limits For Multifamily Districts And Single Family Districts  
Ok Major Corridors -Height Requirements Different  
Transitions From Different Uses And Zonings  
Should There Be Allowance For Different Zoning  
When Abutting Single Family Residential Uses Greater Height Exceptions May Not Apply  
Reducing The Height May Create Existing Non-Conforming Structures  
Size Of Roads Makes A Difference In Districts  
Transit – Consider Ok To Increase Height Requirements  
Sustainability Takes In Consideration Density And Carbon Footprint  
“One Size Fit” All Solution  
The Use Of The Building Should Be Considered When Adjacent Or Abutting