

## Maximum Building Heights

	10-12 Stories 150 ft.		7-9 Stories 115 ft.		5-6 Stories 85t ft.		5 Stories
	3-4 Stories 56 ft.		3-4 Stories 45 ft.		3 Stories		2.5 Stories

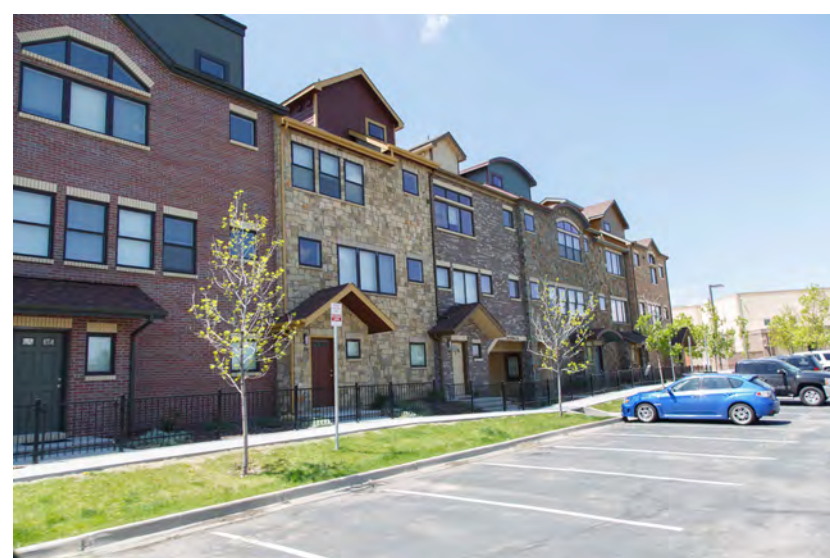
## Code Language By District

- Historic District:**  
Max. height per zoning is 3 stories, with a 4th allowed if stepped back to fall below a 35 degree angle raked back from the top of the 3rd story. \*
- Mason North, Civic Center, and Canyon Avenue:**  
Max. height under zoning district regulations is carefully stated based on extensive public discussion among strongly competing interests.
- Stated height limits vary block-by-block. Limits are stated in both stories and feet with explanation of the intent, rather than simply stating exact numerical limits. Buildings over 3 stories must step down to a 1 or 2 story base portion along streets. \*
- Campus North:**  
Max. height is 5 stories per zoning. \*
- River District:**  
Max. height is 5 stories per zoning. Buildings must be stepped down to 3 stories abutting streets and 1 story abutting the river. \*
- Entryway Corridor:**  
Max. height is 3 stories per zoning. Height is not likely to ever be an issue because of small parcel sizes.

\* All zoning height limits work in conjunction with regulations for compatibility. If historic buildings are adjacent, compatibility requirements are those buildings and the pattern of development are a major consideration in shaping new buildings, and can require lower heights than the stated limits. This matter would benefit from clarification in zoning district standards.



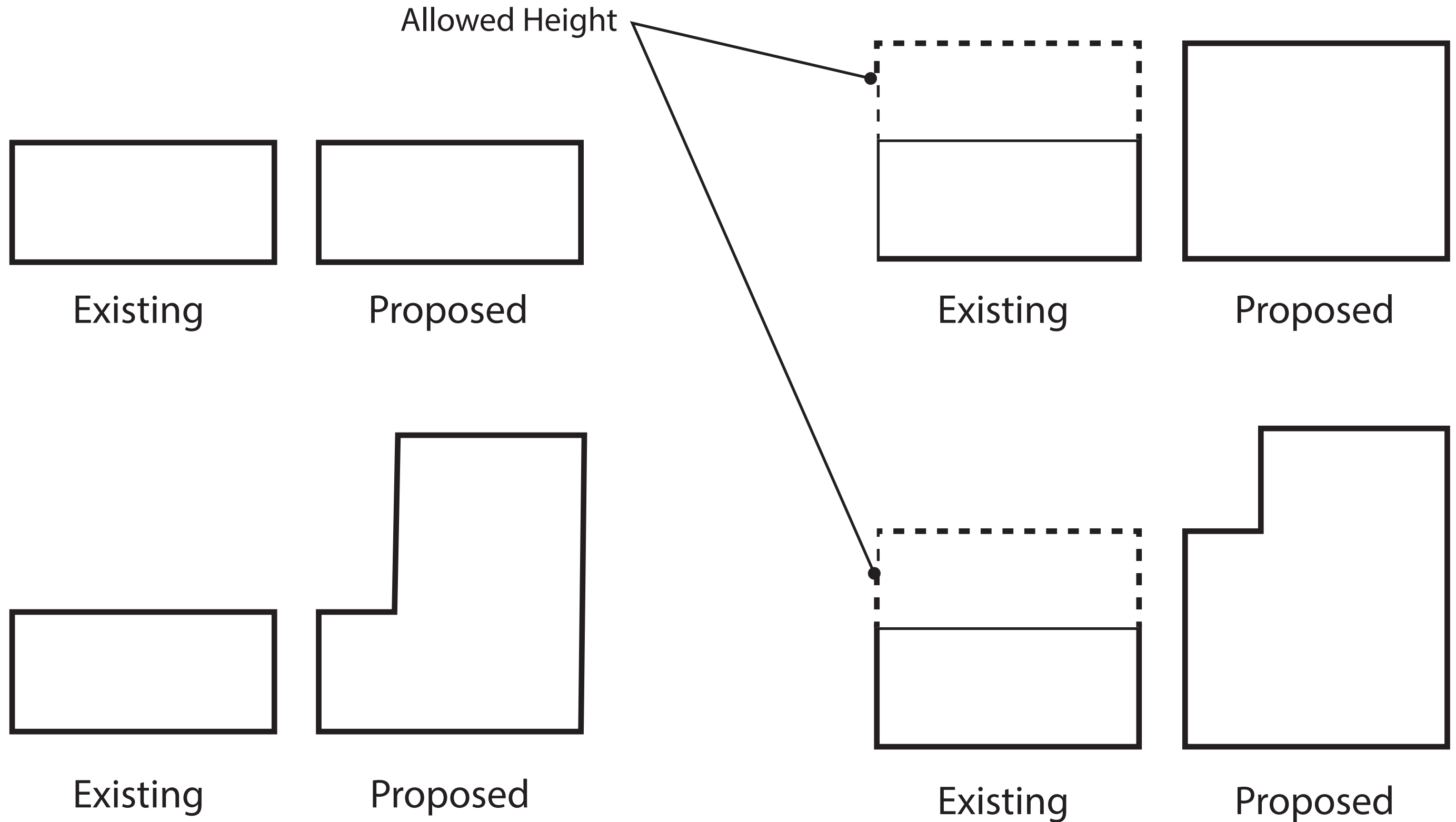
# Development Over the Last 20 Years







# Methods for New Development to Transition from the Historic Core





# College and Maple/Cherry

Maximum allowed height: 9 stories



7/9 Story Option



6 Story Option



# Canyon/Mulberry

Maximum allowed height: 9 stories



9 Story Option



6 Story Option

## Hypothetical Infill Modeling

## Comments

