



Compatibility Requirements

About

The compatibility requirements in Section 4.1.8 provide setback and/or height protections for property in an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use when abutting or confronting* property in a more intense zone.

*Confronting means that the property is across a right-of-way with a master plan width of less than 80 feet.

Setbacks

Applicability:

The setback compatibility requirements apply to development of an apartment, multi use, or general building type in a Residential Multi-Unit, Commercial/Residential, Employment, or Industrial zone that abuts a property in an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use.

Minimum Setback Required:

For most building types in a Residential Multi-Unit, Commercial/Residential, Employment, or Industrial zone, the required minimum side and rear setback is 1.5 times the minimum required for a detached house on the abutting property.

Example:

Proposed development: An apartment building in the CRT zone

Abutting property on the side lot line: A detached house in the R-200 zone

Required side setback for the apartment building: 18' (1.5 * the 12' side setback required for a detached house in the R-200 zone)

Height

Applicability:

The height compatibility requirements apply to development of any building type in a Commercial/Residential, Employment, Industrial, or Floating zone that abuts or confronts a property in an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone that is vacant or improved with an agricultural or residential use.

Height Restrictions:

The maximum height at the setback line is equal to the height allowed for a detached house on the abutting or confronting property. From that height, an angular plane extends at a 45-degree angle allowing a 1' increase in height for each 1' in distance from the setback line.

Example:

Proposed development: An apartment building in the CRT zone with a mapped height of 65'.

Confronting property: A detached house in the R-90 zone

Maximum height at front setback line for the apartment building: 35' (the maximum height of a detached house in the R-90 zone). When 20' farther away from the setback line, the allowed height would be 55'.

