

Attachment F

Compatibility

Per Section 6.5.3. Screening Requirements, the proposed development abuts a Residential Detached zone (R-200) and must provide screening to ensure compatibility with adjacent single-family homes. Required screening includes a minimum 5- or 10-foot minimum options for projects providing townhouse units. The buffer includes a canopy of evergreen trees, small and large shrubs, and either a 4-foot-tall fence or wall minimum, depending on the selected option. The screening must extend along the shared lot line and beyond the structure's footprint to mitigate visual impacts and maintain neighborhood character. Screening may be placed within the required setback. Some setbacks are larger than the screening minimum requirement. At the time of Site Plan final design and layout of the screening will be determined.

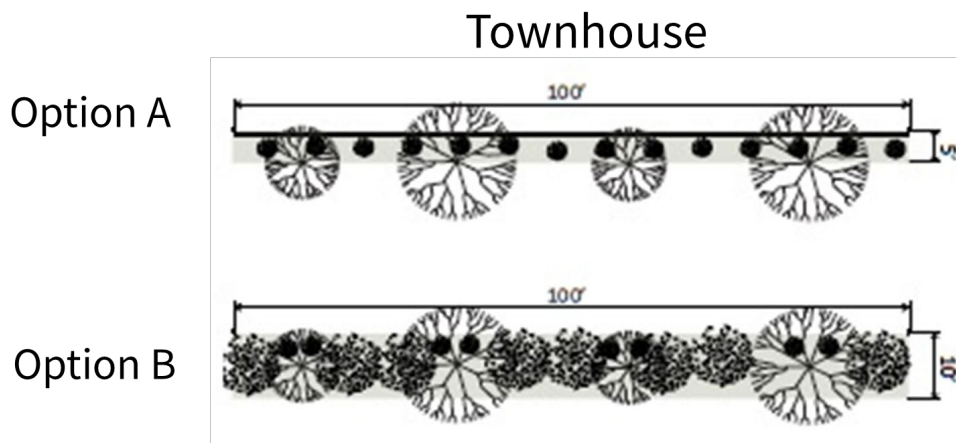


Figure: Townhouse Screening

Per Section 4.1.8.B Height Compatibility the proposed development is subject to height compatibility standards because the Site of the requested Floating Zone of CRNF abuts and confronts properties in a Residential Detached zone (R-200). Height Compatibility standards are applied to adjacent properties that are vacant or used for residential purposes. At the time of Site Plan all new structures in the proposed development must comply with a 45-degree angular plane restriction. For abutting properties, the angular plane is measured from the 40-foot height allowed for a detached house in the adjacent R-200 zone, starting at the setback line defined in Section 4.1.8.A. For confronting properties, the angular plane is measured from the permitted height of a detached house in the confronting zone (R-200 & R-90), beginning at the front or side street setback line as specified in Article 59-4. The height measurement for compatibility purposes follows the method in Section 4.1.7.C but is taken from the average grade along the building face that is adjacent to the abutting or confronting property.

Attachment G

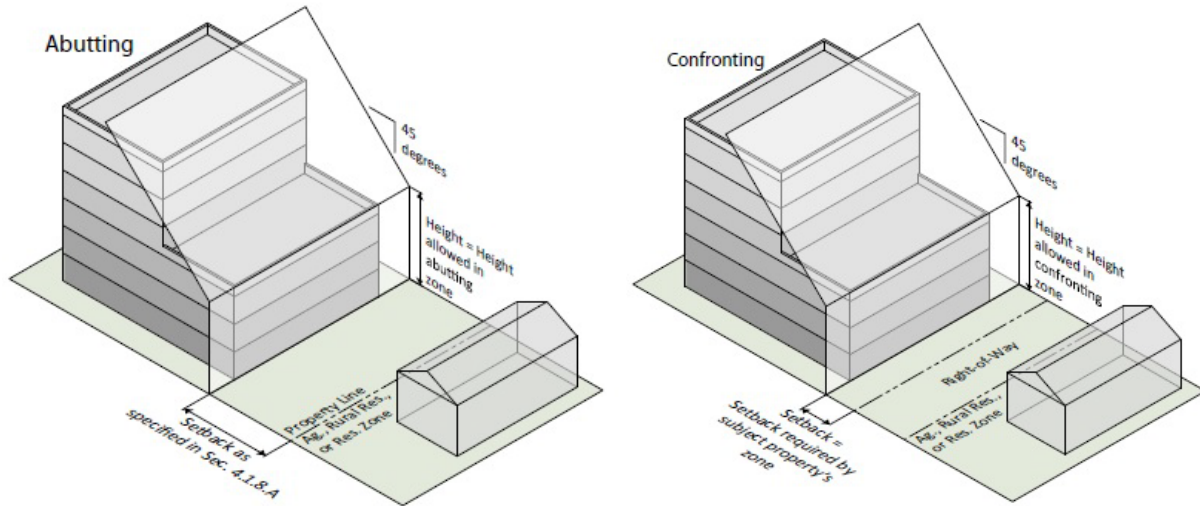


Figure: Height Compatibility Exhibit

Figure 5 shows the dotted redline boundary of the Property subject to Height Compatibility. Only boundary "1" is subject to both Screening Requirements and Height Compatibility. Final unit heights with screening will be determined during Site Plan review.



Figure: Compatibility Locations