Section 10-30.60.050 Compatible Development

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions that are being deleted are shown in bold red strikethrough text, like this: ~~**Provisions that are being deleted are shown with a bold red strikethroughs text.**~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

10-30.60.050 ~~Compatibility~~ Compatible Development

~~**Compatibility is important to ensure that the characteristics of different uses, activities or designs allow them to be located near or adjacent to each other in a harmonious manner. Compatibility does not mean "the same as". Rather, it refers to how well a new development is sensitive to the character of existing development. The following basic design elements shall be considered when assessing the compatibility of a new development project which is subject to approval of a conditional use permit or for which a Zoning Map amendment is requested relative to adjacent existing development:**~~

A. Purpose. The purpose of compatible development is to enhance and positively contribute to, rather than detract from, the overall design continuity of a specific area and the City as a whole. Also, compatible development includes locating similar and complementary site uses and building forms near each other. Compatibility may be achieved through the parameters of context, design, and composition specified in this section. Together, these parameters contribute to maintaining and/or creating a sense of place in a specific area, neighborhood, and the City as a whole.

B. Context. An appropriate compatible design of a new development is sensitive to the existing developments that positively contribute to the design context area[(a)], and are abutting, adjacent to, on the same block as, across the street from, or near to the new development[(b)]. A successfully compatible design of a new development maintains a balanced uniqueness that is readily perceivable and enhances the overall design continuity of the context area in the immediate vicinity.

***1. Incorporate a compatible development design that maintains a balanced uniqueness and enhances the overall design continuity of the context area*.**

Notes:

(a) Existing developments that positively contribute to the design context area are developments that substantially conform with the Zoning Code's Site Planning and Architectural Design Standards and Guidelines, contributing historic developments, or establish a desirable architectural style that is used in the classification of the National Register of Historic Places.

(b) Existing developments that are abutting, adjacent to, on the same block as, across the street from, or near to a new development are hereafter referred to as developments "in the immediate vicinity".

C. Design. Design compatibility is location-specific, and is achieved through careful attention to the design characteristics of Site Patterns, Scale, and Composition of existing development in the

immediate vicinity of the new development. Also, it minimizes the replication of existing or using contrasting design solutions. A high-quality compatible and appropriate design for a new development is discernible, and it contributes and enhances, rather than detracts from, the overall character and composition of existing development in the immediate vicinity.

The design of a new development located in a historic district, on the same block as a historic building, or on the opposite side of a street from a historic building, shall be compatible with the historic building, and shall not visually diminish or overwhelm the character of the historic building or the historic context of the designated area. These criteria shall apply in addition to the provisions of Division 10-30.60: Site Planning Design Standards, Division 10-50.20: Architectural Design Standards, and Appendix 1.1: Design Guidelines of the Zoning Code.

New development located in an area with a limited or non-existent design context shall incorporate traditional building typology and the provisions of Division 10-30.60: Site Planning Design Standards, Division 10-50.20: Architectural Design Standards, and Appendix 1.1: Design Guidelines of the Zoning Code to establish a new design context for the area. To assist in establishing a new design context, new development may also incorporate design characteristics of a high-quality design solution of a similar development in another location of the city.

~~A.~~ **1. Site** Patterns ~~**of Development**~~. **Site** Patterns ~~**of development**~~ include **the** characteristics ~~**such as the**~~ **of** streetscape, site relationships, **site development**, ~~**signage,**~~ and ~~**landscape features**~~ **landscaping**.

~~**1. Streetscape. The streetscape of a property includes the nature and character of the street, alleys, crossings, sidewalks, walls, fences, bicycle racks, street furniture, light fixtures, landscaping, signage, and other features. Neighborhoods often have similar and consistent streetscapes.**~~

a. Streetscape. Streetscape includes the natural and constructed improvements and uses contained in the space between the façades of the buildings, and/or open space areas, from one side of the street to the other, for the length of a street. The designs, features, and uses of the streetscape contribute to the visual continuity, quality of life, and sense of place within an area of the City. Often, specific areas of a city or a neighborhood will have similar and compatible design elements, features, and uses that comprise the public realm of a streetscape. Typical design elements and features include pavement, walls, fences, bicycle racks, street furniture, light fixtures, landscaping, and patios. Typical uses include restaurants patios, public art, open space plazas, and similar activities that promote public engagement.

i. Incorporate streetscape improvements and uses that are compatible with the existing or planned improvements and uses adjacent to the street on which the new development is located.

~~**2. Site Relationships. This refers to the similarity of arrangement of structures relative to the street, each other and adjacent properties, including similar setbacks, distances between buildings, lot coverage, open space or yards parking and vehicle access patterns, and pedestrian access patterns.**~~

b. Site Relationships. Site Relationships assist in providing a rhythm and continuity to the development pattern of an area. This design parameter consists of the arrangement between compatible improvements on development sites, which include distances between buildings, open spaces, yards, parking, vehicle and pedestrian access locations,

locations of delivery and refuses enclosures, and outdoor lighting. Also, site relationships include the placement of buildings adjacent to a street in a manner that is similar and compatible to the setback locations of nearby buildings. The placement of compatible and non-compatible uses between development sites to minimize conflicts and maximize beneficial relationships is an important aspect of fostering compatible site relationships.

i. Locate site improvements and uses in arrangements that are compatible with the rhythm and continuity of the pattern of existing development in the immediate vicinity of the new development.

c. Site Development. Site Development standards promote cohesion and compatibility among the basic design elements of an area. These design elements include the patterns, rhythms, heights and the area of materials, finishes, paving, walls, fences, lighting, lot coverage, open spaces, planters, yards, and other site improvement features.

i. Incorporate compatible site development design elements and features that contribute to the overall continuity between existing development in the immediate vicinity of the new development.

~~3. Signage. The quantity and appearance of all signs, including size, position, attachment, and the materials, textures, and colors used, shall be in keeping with the collective characteristics of the context area.~~

~~4. Landscaping Features. Plantings and ornamental features shall continue that of the context and should not obscure or cover significant architectural details or features. The extent of landscaping shall be consistent with that of the context area.~~

d. Landscaping. Landscape plant species, densities, and features provide visual continuity and a sense of place within an area of the City. A compatible landscape design contributes and enhances the community's appearance. Also, the preservation of mature trees and distinctive topographic features contributes to the character of the City at large.

i. Incorporate landscape plant species, densities, and features that are similar to the immediate vicinity and on the Zoning Code's landscape plant list, and reasonably preserve mature trees and topographic features. The use of plant species that are not found in the immediate vicinity, but are complementary, may be used as accent plantings, provided that they are not the major plant species utilized.

~~B. Scale. Scale refers to similar or harmonious proportions, especially overall height and width, but also includes the visual intensity of the development, the building massing, and the shapes and sizes of the various design elements, such as the windows and doors.~~

2. Scale. Scale refers to the proportionality of a building, especially its height and width. Scale also includes the visual intensity of development, building mass, and the shapes and sizes of various building components.

~~1. Height. Respecting the overall existing height of a resource is critical to prevent new work from dominating existing work.~~

a. Proportions. Existing buildings commonly have established arrangements and proportions of various building parts. Maintaining proportional relationships between new development and existing development in the immediate vicinity contributes to the design context of the area. Variations in sizes of building parts that are similar and

proportional are typically not discernible unless they are out of proportion, or the proportional size is substantially larger or smaller, which causes a lack of compatibility.

***i. Incorporate arrangements and proportions of building parts that are compatible and similar to each other and to buildings* in the immediate vicinity.**

b. Building Height. Building height is an important component of creating compatibility between new and existing developments in the immediate vicinity. It also assists in providing an identity to an area, and contributes to compatibility of the streetscape. Building heights vary depending on the surrounding design context, but they do not need to be identical to be compatible within a specific area of the City.

Variations in height that are proportional to buildings in the immediate vicinity provides each building with an individual identity, but shall be paired with specific design characteristics, such as varying parapet heights, roof forms, and pitches, to maintain compatibility. Locate the upper stories of a multi-story, or similar height of a taller building,[(a)] nearer to the interior of a development site[(b)]; or, place an intermediate-height building between a shorter and a taller building on the same development site to assist in maintaining compatibility. Also, vary the heights of different building sections that are proportional to the existing buildings in the immediate vicinity to assist in minimizing the appearance of a taller building.

i. Utilize building heights that are similar, proportional, and compatible to buildings in the immediate vicinity of the new development.

ii. Locate building forms with similar building heights nearer to each other, and taller building forms that are taller than buildings in the immediate vicinity closer to the interior of a development site, or nearer to buildings that have a similar height. The distance that upper stories of a taller building are located nearer to the interior of a development site, or away from a building with a smaller height, shall be large enough to minimize the contrasting appearance of the additional height.

Notes:

(a) Depending on the context:
- **(1) Locate the upper stories of a multi-story building that is in, or adjacent to, a predominately residential neighborhood, typically greater than two stories, or a similar height of a taller building, nearer to the interior of a development site; and**
- **(2) In other areas, locate the upper stories a multi-story building, typically greater than three stories, or a similar height of a taller building, nearer to the interior of a development site.**

(b) Depending on context, typically an appropriate distance that the taller portions of a building are setback from the location of a lower façade is a ratio (increase in height in feet to additional setback in feet) of 1:1, or 1:2.

~~2. Proportions. Traditional structures commonly have established proportions for various parts of the structure and for the arrangement of the parts. The specific proportions can vary depending on specific architectural solutions, but the existing proportions shall be observed.~~

~~3. Building Massing. Massing refers to the volumes and sub-volumes that make up the entire structure Larger structures can typically be made more compatible with smaller structures by carefully breaking up the building massing into smaller sub-volumes of, creating the appearance of a grouping of small structures.~~

c. Building Mass. Building mass refers to the height, scale, volume, wall length, and width of a building's various forms. Various building mass sizes may be utilized depending on the context of the specific area of the City in which a new development is proposed. Maintaining a proportionally compatible building mass relationship between new buildings and existing buildings in the immediate vicinity contributes to the synergy of development on the same street, and to the identity of an area. Buildings do not need to be the same mass to be compatible when traditional building typology is used.

Traditional building typology incorporates a variety of building components and features that "break-up" a building's mass into smaller parts; and, it includes locating the upper stories of a new, taller building closer to the interior of a development site. In addition, horizontal and vertical traditional features used to "break-up" a building's mass include a defined hierarchy of form (a building's base, middle and top), projections, recesses, fenestrations, and other architectural variations. Similar components and features that follow the traditional patterns and proportions used on buildings in the immediate vicinity provide for compatible development, and influence how a building is perceived from the street.

i. Incorporate traditional building typology solutions to minimize a building's mass, including using a composition of building masses, components, and features that are similar and proportionally compatible to each other, and with buildings in the immediate vicinity.

~~C. Continuity. Continuity encompasses patterns of development and scale, but also characteristics such as site development, building forms, materials, details, and colors of buildings and site improvements.~~

C. Composition. Combined with scale, composition is the arrangement and combination of building parts and features that express the architectural form. It consists of the finite design elements of a building, including building forms, patterns, rhythms, textures, details, materials, and colors.

~~1. Site Development. The development of sites includes paving, pedestrian access, walls, fences, light fixtures, open space or yards, landscaping, signage, and other elements. Similarity or cohesiveness in basic design elements for buildings and structures is required for compatible site design.~~

~~2. Building Forms. Building forms, including roof forms, commonly have some variation. New development shall be in harmony with or use the predominant forms of the context area.~~

1. Building Forms. Building forms are the smaller scale components that articulate a building mass. Building forms assist in creating a building scale that is relatable to pedestrians, and they contribute to the compatibility of new development with existing buildings in the immediate vicinity. They include the size and scale of shapes, solids and fenestrations of walls, forms and pitches of roofs, and recesses and projections. Also, building forms include the size and scale of entry features, canopies, awnings, arcades, cornices, balconies, and other smaller

scale components of a building's composition. Building forms that are compatible between each other and buildings in the immediate vicinity contribute to the continuity of development in the immediate area.

i. Incorporate building form components that are proportional, and compatible to each other, and the buildings in the immediate vicinity.

2. Patterns and Rhythms. Patterns and rhythms include the vertical and horizontal alignment, arrangement, and spacing of doors and windows, window sills and heads, floor plates, cornice and parapet lines, and the distribution of materials and similar architectural features. The patterns and rhythms of existing buildings contribute to the compatibility between new buildings and existing buildings in the immediate vicinity.

***i. Incorporate vertical and horizontal patterns and rhythms that are compatible with buildings* in the immediate vicinity.**

~~**3. Texture. Texture refers to the surface quality of structures, especially the shadow patterns. Shadows and are traditionally created by the surface materials themselves having some dimension, but also by adding architectural details such as trims and ornaments and recessing of windows and doors. Traditional structures commonly have changes in the surface materials to create shadow patterns, commonly with rougher textures placed lower on the structure.**~~

3. Texture. Texture refers to the quality of a building surface, especially the appearance, dimension, feel, and location of materials. It also includes the shade and shadow patterns created by materials, architectural details, and ornamentation. Traditional uses of surface materials and details that create texture include the depth of recessed windows and doors, the size and depth of architectural features and ornamentation, and the methods used to apply building materials. The use of natural materials and materials that appear heavier, such as stone, brick, and concrete masonry units at the base of the building and at the pedestrian level are also traditional applications of texture. Compatible texture applications among new building and buildings in the immediate vicinity contribute to the continuity of design of a specific area of the City.

i. Incorporate traditional textures and texture applications that are compatible with buildings in the immediate vicinity. Compatible contemporary textures and texture applications may be allowed when used in traditional formats and expressions.

~~**4. Materials. Materials make up and cover the surface of a structure and include the various structural and architectural, details, trims, and ornaments, as well as foundations, walls, decking, and roofing. New development shall use or be in harmony with the predominant materials of the context area.**~~

~~**5. Details. Structural and architectural details shall be designed so as to make new work appear similar to existing work. Modern details, often needed by modern building codes, should be obscured or designed to minimize visual obtrusiveness.**~~

4. Details and Ornamentation. Details and ornamentation include various structural and architectural articulations, such as cornices, joints, headers, sills, supports, trims, material orientation and finishes. Traditional details and ornamentation vary with the specific architectural styles used throughout the city, such as American Craftsman, Mountain, Ranch, Shingle, Spanish Colonial, and Stick. Details and ornamentation assist in providing a finer level of identity to an area, and compatibility of these features among new and existing buildings in the immediate vicinity contribute to the contextual coherence of the area.

i. Use traditional details that are compatible with buildings in the immediate vicinity while maintaining the architectural integrity of the new building. Compatible contemporary details may be allowed when used in traditional formats and expressions.

~~6. Colors. Color choice provides one of the best opportunities to enhance cohesiveness. Color schemes shall be developed in accordance with the specific architecture and the context area. In general, restraint should be used in the number of colors. Body colors should be subtle, and trim colors should provide contrast or definition to the body color. Natural materials, such as masonry and wood shingles, should not be painted~~.

5. Colors and Materials. Colors and materials, and the methods by which they are applied, provide a greater opportunity to enhance cohesiveness and compatibility, or introduce contrast, between a new building and existing developments in the immediate vicinity. Colors and materials also assist in providing an identifiable sense of place for a specific area, while the use of materials in a traditional manner (including placing heavier materials at the bottom of a building and lighter materials above, and the application of traditional materials for support features) contribute to compatibility between a new building and existing buildings in the immediate vicinity.

i. Use traditional applications of color and material schemes that are compatible with, or complementary to, the specific architectural style of the building's design, and the buildings in the immediate vicinity. Compatible contemporary materials and details may be allowed when used in traditional formats and expressions.

ii. Use restraint in the number and pattern of colors and materials, and the application of colors to traditional materials that have natural integral finishes.