

## DISCRETIONARY HEIGHT

### Discretionary Height Standards (add to Sec. 14.6.5)

In its discretion to approve or deny a building seeking additional height over the by-right height allowed in the respective Form District (e.g. over 65 feet tall in FD6), the Development Review Board shall consider the following:

- a. The conformance with the adopted land use and development plans for the area as addressed in the Municipal Development Plan;
- b. The consistency with the purpose of this ordinance;
- c. The consistency with the intent of the Form District where the project is located;
- d. The use of architectural design technics and selection of materials to reinforce the street wall and reduce the perceived height and mass of the upper stories from the street level;
- e. The building enhances the city's skyline and promotes visual interest with a variety of roof forms and/or architectural elements; and,
- f. The upper story (over 65 feet) proportions of the building(s) are oriented, tapered and/or separated into separate masses in order to retain sky view between buildings and reduce the size and length of shadows cast on Frontages and Civic Spaces on the opposite side of the street. Shadow impacts shall be analyzed through a Sun/Shadow Study, which demonstrates how the proposed building maintains access to at least 5 hours of sunlight for Frontages and Civic Spaces on the opposite side of the street at the equinoxes – March 21 and September 21.