



Citywide Compatibility

Ordinances [No. 20240516-004](#) and [No. 20240530-136](#)

On May 17, 2024, City Council adopted new citywide compatibility standards that are simpler and less restrictive than the previous standards.

Summary:

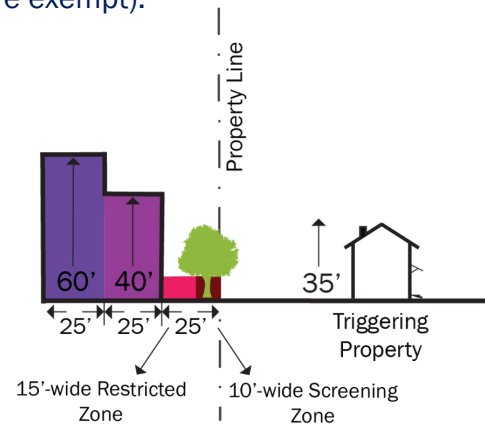
- Compatibility ends at 75’ from a triggering property instead of the previous 540’.
- Revised applicability: compatibility is triggered by both single-family zoning and use.
- New requirement for a landscape buffer; low-intensity uses allowed in previous “no-build” setback.

Applicability:

- **What triggers compatibility?** Property zoned SF-5 or more restrictive with 1-3 homes.
- **What is subject to compatibility?** Property within 75’ of a triggering property that is zoned MF-4 or less restrictive (MF-3 and more restrictive zones are exempt).

Height Limits:

Distance from Lot Line of Triggering Property:	Maximum Building Height (If allowed under base zoning)
Less than 25’	0’ (Compatibility Buffer)
Between 25’ and 50’	40’
Between 50’ and 75’	60’
Greater than 75’	Set by base zoning



Screening, Noise and Design Requirements:

- Exterior lighting must be hooded or shielded
- Mechanical equipment cannot exceed 70db at property line shared with a triggering property
- Additional screening required for vehicle lights, mechanical equipment, outdoor storage, dumpsters, and common amenity areas
- No on-site amenities (e.g., pools) within 25’ of a triggering property
- Dumpsters must be 15’ from a triggering property

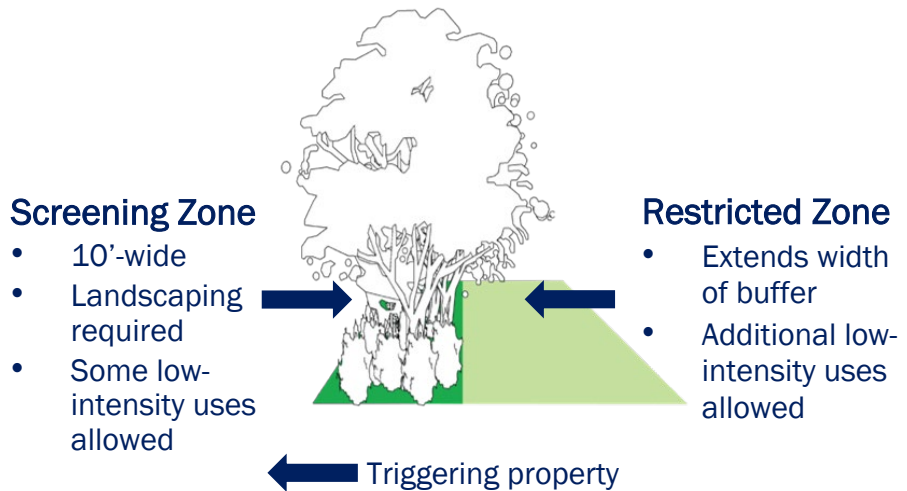
Site-Specific Amendments:

City Council can modify or waive compatibility height limits or buffer width through a site-specific zoning amendment process. Amendments are reviewed by Planning Commission or Zoning and Platting Commission and approved by Council. Notice and protest rights apply.



Compatibility Buffer

- Buffer required along the portion of the property line shared with a triggering property (base zone determines setbacks for rest of site)
- 25'-wide buffer typically required
- 15'-wide buffer allowed on sites less than 75'-wide
- Buffer not required for sites zoned NO, LO and LR; condo and townhouse uses; and residential sites with 16 or fewer units. Base zone setback applies with exceptions.



Buffer Requirements		
Buffer width	Screening Zone *	Restricted Zone
0'-10'	No screening required; Screening Zone permitted uses allowed	None
10'-15'	<ul style="list-style-type: none"> • 10'-wide • 2 small understory trees and 10 shrubs per 25 linear feet 	Area from the edge of the screening zone to the maximum extent of the buffer
15'-25'	<ul style="list-style-type: none"> • 10'-wide • 1 large shade tree, 1 small understory tree, and 10 shrubs per 25 linear feet 	

**Plants must be native and irrigated. Existing plants may count.*

Allowed Uses	
<ul style="list-style-type: none"> • Landscaping or gardens • Fences, gates, walls, or berms • Stormwater control measures • Pathways, walkways, or public-use trails, including associated lighting • Retaining walls • Utility infrastructure 	<ul style="list-style-type: none"> • Bike racks, benches and water fountains • Ground floor private and common open spaces (e.g. patios, yards) • Dumpsters* • Mechanical equipment* • Surface parking lots, driveways, alleys or fire lanes*

**Uses not allowed in Screening Zone*

**Note: See executed ordinances for all adopted requirements.*