

Policy Statement on Dimensional Standards: Holistic Evaluation of Development

Purpose: To establish a consistent method for evaluating build-to zone compliance for multi-structure developments with minimum build-to percentages.

Policy Interpretation

For zoning districts that require a minimum build-to percentage, the city calculates this by all structures in the development vs. each structure individually.

How to Calculate Compliance

1. Add together all building facades that face the required setback (denominator).
2. Determine how many of those linear feet fall within the build-to zone. Add together all building facades within the build-to zone (numerator).
3. Divide the frontage within the build-to zone by the total available building frontage (numerator/denominator).
4. If the result is equal to or greater than the required percentage, the development complies.

Intent

This interpretation supports the holistic application of Article 5.3 by allowing multi-structure developments to meet dimensional intent through the collective arrangement of buildings rather than evaluating each structure individually. The focus remains on achieving a consistent, pedestrian-oriented street frontage while providing flexibility in site design.

