

## CAPITAL HILL NEIGHBORHOOD OVERLAY PROPOSED LANGUAGE:

### 1. 11-9-7 (A) (3-4) → LOT COVERAGE

Decrease the minimum lot coverage to 45% and increase the minimum landscaping to 15%

### 2. 11-9-7 (B) (1-2) → PRIMARY/SECONDARY LOT LINE SETBACKS

At street level, multi-dwelling residential uses shall have a landscaped/hardscaped area a minimum of five (5) feet in depth up to a maximum of ten (10) feet in depth measured from the property line adjacent to the street.

At street level, non-residential uses shall have a flexible build-to line of between zero (0) feet in depth and eight (8) feet in depth measured from the property line adjacent to the street.

### 3. 11-9-7 (B) (3-4) → COMMON AND REAR LOT LINE SETBACKS

Screen dumpsters

Screen mechanical components

Start with what is in existing code Section 11-24-5

*“C. Screening of a commercial tract or a parking lot from a residential district may be by a fence, wall, or vegetation that is no less than three feet (3') in height when planted. The screening must be designed and established so that no less than seventy five percent (75%) of any thirty-six (36) square foot portion of the entire screening is opaque. Only the first six feet (6') in height is used to determine the area of the screening. The opaqueness of vegetation used as screening is measured as of its growth in July and after the third full growing season. (Ord. 3150, 2-13-2012)”*

### 4. 11-9-7 (C) → HEIGHT AND MASSING STANDARDS

No minimum height for residential uses.

A minimum height of 24' for commercial non-residential uses.

Drop the allowed height to 42' and then allow up to 75' in height if three of the following standards are met:

- A) Plaza space
- B) Pedestrian amenities in excess of those required in code
- C) Structured parking at least 50%
- D) If housing is created on the floors above the first floor
- E) Maintain an entrance on the primary street
- F) Shared monument signage or public art

### 5. 11-9-7 (D)(3)(B) → PARKING SPACE ALLOCATION

For residential uses – remains the same.

For non-residential uses – 75% reduced, perhaps more if structured parking

Placement of new parking lots must be to the side or rear of the primary commercial or residential use. No parking is permitted on the property in front of a building along the primary or secondary street frontages, unless it is in the form of a parking structure.

#### 6. 11-9-7 (D)(3)(F) → PARKING LOT LANDSCAPING STANDARDS

If there is connectivity in the landscaping plan between the lots, can be exempt from the required standard that requires each parking space to be within 35 feet of the trunk of a tree.

#### 7. 11-9-7 (D)(4)(H AND I) → LANDSCAPING STANDARDS

If there is connectivity in the landscaping plan between the lots, can be exempt from the required standard that requires each parking space to be within 35 feet of the trunk of a tree.

#### 8. 11-9-7(D)(5) → SIGNAGE

Follow current signage.

Incentivize monument signs, shared monument signs and public art. Please see the section on height and massing.

#### ADDITIONAL RESOURCES FOR ENTRYWAY CORRIDOR DESIGN STANDARDS

1. Bozeman: <https://www.bozeman.net/Home/ShowDocument?id=2976> (Article 17, Pg. 80)
2. Missoula: [https://www.ci.missoula.mt.us/DocumentCenter/View/42861/MissoulaDesignExcellence\\_ExecutiveSummary\\_03072018?bidId=](https://www.ci.missoula.mt.us/DocumentCenter/View/42861/MissoulaDesignExcellence_ExecutiveSummary_03072018?bidId=)
3. Billings: <https://www.ci.billings.mt.us/DocumentCenter/View/21297/Sec-27-1400-Shiloh-Corridor?bidId=>