

## MEMORANDUM

TO: Ordinance Revisions Committee  
FROM: Alexis DiLeo, City Planner  
DATE: September 28, 2021  
SUBJECT: Amendment to TC1 maximum height standards

This memo provides suggestions to amend the maximum height standards of the TC1 district to allow more parcels to have the highest maximum height standard.

### TC1 Maximum Height Standard and Concern

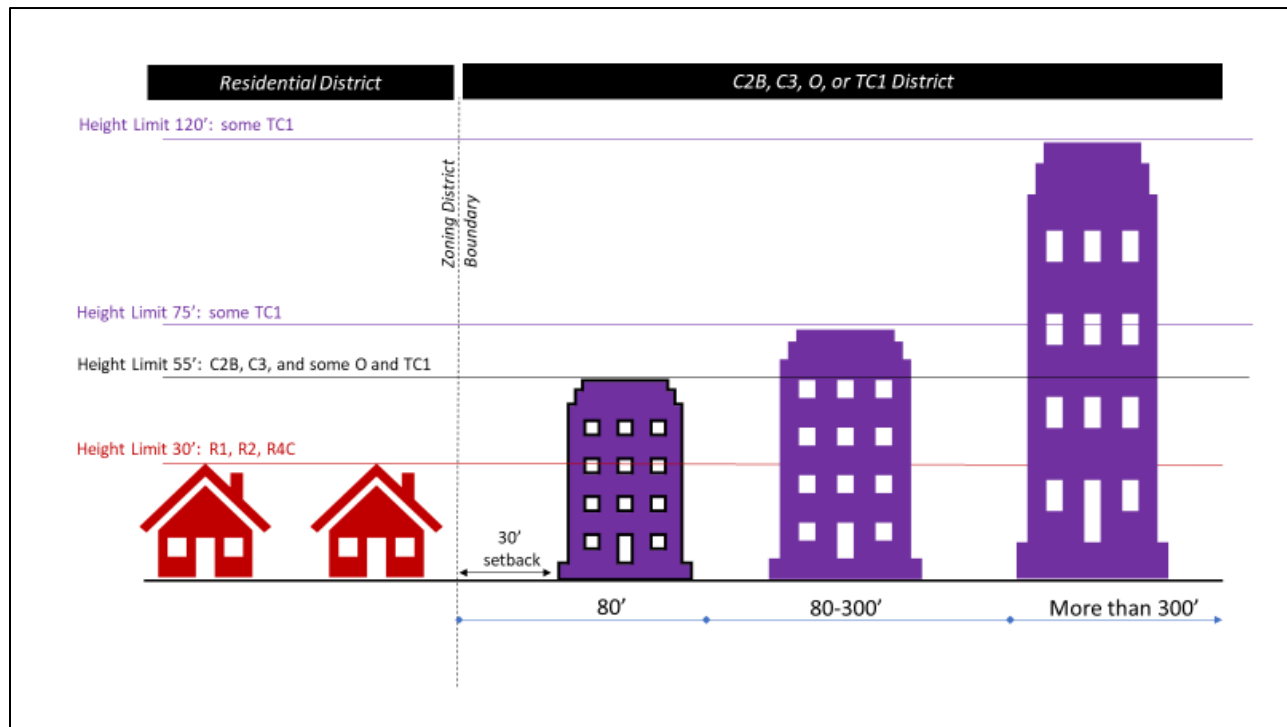
The maximum height standard in the TC1 varies depending on distance from a residential zoning district as follows:

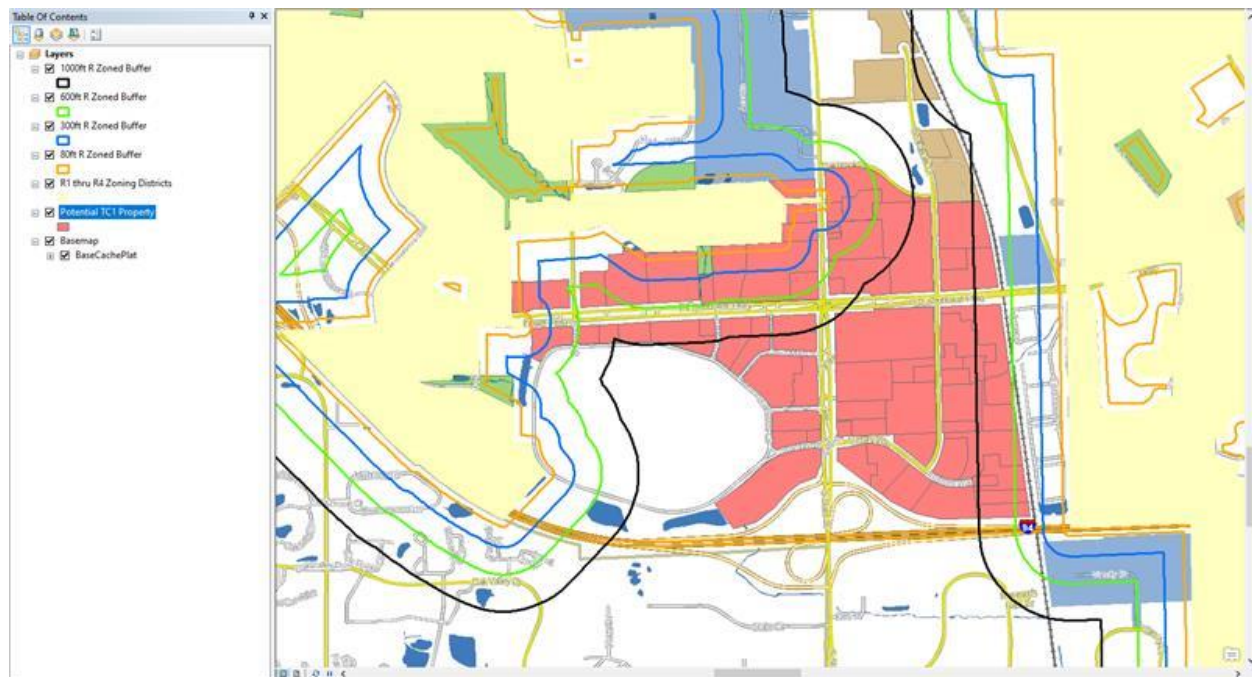
Maximum 55 feet height within 80 feet of R district

Maximum 75 feet height between 80-300 feet of R district

Maximum 120 feet height between 300-1000 feet of R district

Maximum 300 feet height when more than 1000 feet of R district





## Amendment Options with Brief Analysis

- **Reduce 1000' distance to 600'**

Reducing the buffer distance would be a straight-forward text amendment to the body of Table 5:17-4. In this case, the areas of the TC1 district with a maximum height of 300 feet are outside of the green buffer line shown above. With this change, almost all parcels on the south side of West Eisenhower would have a maximum height of 300 feet as well as almost all east of Boardwalk. The area with 300-foot maximum height in the NE quadrant of State & Eisenhower would about double.

- **Specify distance buffer does not cross any transit corridor, perhaps naming South State Street and East-West Eisenhower Boulevard specifically**

By adding a footnote to Table 5:17-4, the 1000-foot buffer distance could terminate and would not cross either “any public right-of-way” or “the centerline of South State Street, East or West Eisenhower Boulevard” (or similar wording). In this case, the provided height limits would mostly be limited to the northwest quadrant of State & Eisenhower. The areas next to Briarwood Mall and most areas east of South State Street would have a maximum height limit of 300 feet.

- **Amend “from R district” to “when abutting R district”**

An amendment to change the language in Table 5:17-4 “from R district” to “when abutting R district” would mean the variable height limits apply only in the northwest quadrant of State & Eisenhower, where parcels are “one deep” and directly abut R zoning districts on the north and/or west sides. For all other parcels in the TC1 district, the maximum height limit would be 300 feet.

*Staff seek feedback from the ORC on their preferred option to pursue for in-depth analysis and more formal amendment drafts.*