



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: July 1, 2022
Re: VC and CC Zone Revisions: Ridgelines and Distance Between Buildings

The Planning Commission and Town Council have both recently expressed interest in revising standards for development in the commercial zones to better promote development that is consistent with the Town's village scale. Both the Council and Commission have identified standards for distance between buildings and regulations for development on ridgelines as specific areas of potential revision.

Distance Between Buildings

In the CC zone the minimum distance between buildings is 10 feet.

In the VC zone the building separation distance is dependent on the height of the buildings. If both buildings being compared are 18 feet or less in height then the required separation is 10 feet. Otherwise the required separation is 20 feet.

Commission and Council members have suggested that larger required distances between buildings could avoid a dense cluster of individual buildings on a site, which could detract from the Town's village character. By spreading the buildings out on a property the village scale could be enhanced.

The Commission should consider whether or not greater building separation distances could be effective in promoting the Town's desired look and feel. If so the Commission should determine what those distances should be.

One alternative for a revision to the building separation distance is to base the required separation on the height of the tallest building being compared. For example, the required distance between an 18 foot tall building and a 26 foot tall building would be 26 feet.

Another alternative is to use a standard similar to that in the residential zones which requires increased separation distances based on the size and height of the smaller building being compared. See section [10-9A-11](#) and [10-9B-10](#) for examples.

The Commission should discuss these options and give staff direction on possible ordinance revisions.

Ridgeline Development Regulations

The Commission developed a building design ordinance for the SR-9 corridor last year. Part of that ordinance would have prohibited development in SR-9 corridor if such development were on a ridgeline, hilltop, or the edge of a mesa. That building design ordinance was not adopted.

Several Commissioners have suggested the ridgeline development regulation component of that ordinance could be re-examined. Such a regulation could be effective in preserving views of natural features and avoiding impacts on sensitive hillsides, both of which are goals of the General Plan. The Commission should discuss whether or not to include a prohibition on development on ridgelines, hilltops, and the edges of mesas in the VC and CC zones.

If the Commission wishes to pursue this option the following draft language could be added to the code:

No structure may be placed on a ridgeline, hilltop, or edge of a mesa as defined in Section [10-9A-15](#).