

72-104

34 ACRES

45' HEIGHT LIMIT AREA
($25' \times 615' + 85' \times 640' = 106,675 \text{ sq ft}$)

2.45 ACRES
7.21% OF SAP

EXAMPLE WITH 45' HEIGHT 100' FROM WFD
(IN PINK)

increased setbacks may be necessary. The need for increased setbacks shall be evaluated based on the height and intensity of the proposed development and its potential impacts on adjacent existing uses and properties.

4. **HEIGHT**

- one-hundred 100'*
- A. Structures between fifteen feet (15') and ~~thirty~~ feet (~~30'~~) from the shared Adjacent Residential property line shall not exceed forty-five feet (45') in height.
- B. Structures may be up to six (6) stories in height and seventy-two feet (72') measured from grade:
1. Only stories located entirely above grade shall count toward the maximum number of stories. Roof access enclosures, mechanical equipment, and similar rooftop elements may extend above the maximum height as otherwise permitted by this code.
 2. Buildings containing a non-residential ground floor may exceed the maximum height by up to eight feet (8') to accommodate ground-floor commercial floor-to-ceiling heights, building systems, and architectural features associated with non-residential occupancy. This allowance shall not increase the maximum number of permitted stories.
 3. Building height may be increased by up to two (2) additional stories, or twenty-four feet (24') beyond the otherwise permitted base height, subject to approval of a Regulatory Master Plan. This increase is allowed only if the structure that is increased in height is not located adjacent to the district boundaries. In order to increase the height from the base permitted height, an equivalent offset in building height from another structure, adjacent to the Boise River Greenbelt or adjacent residential neighborhood shall be provided to reduce impacts and help protect the Boise River Greenbelt,