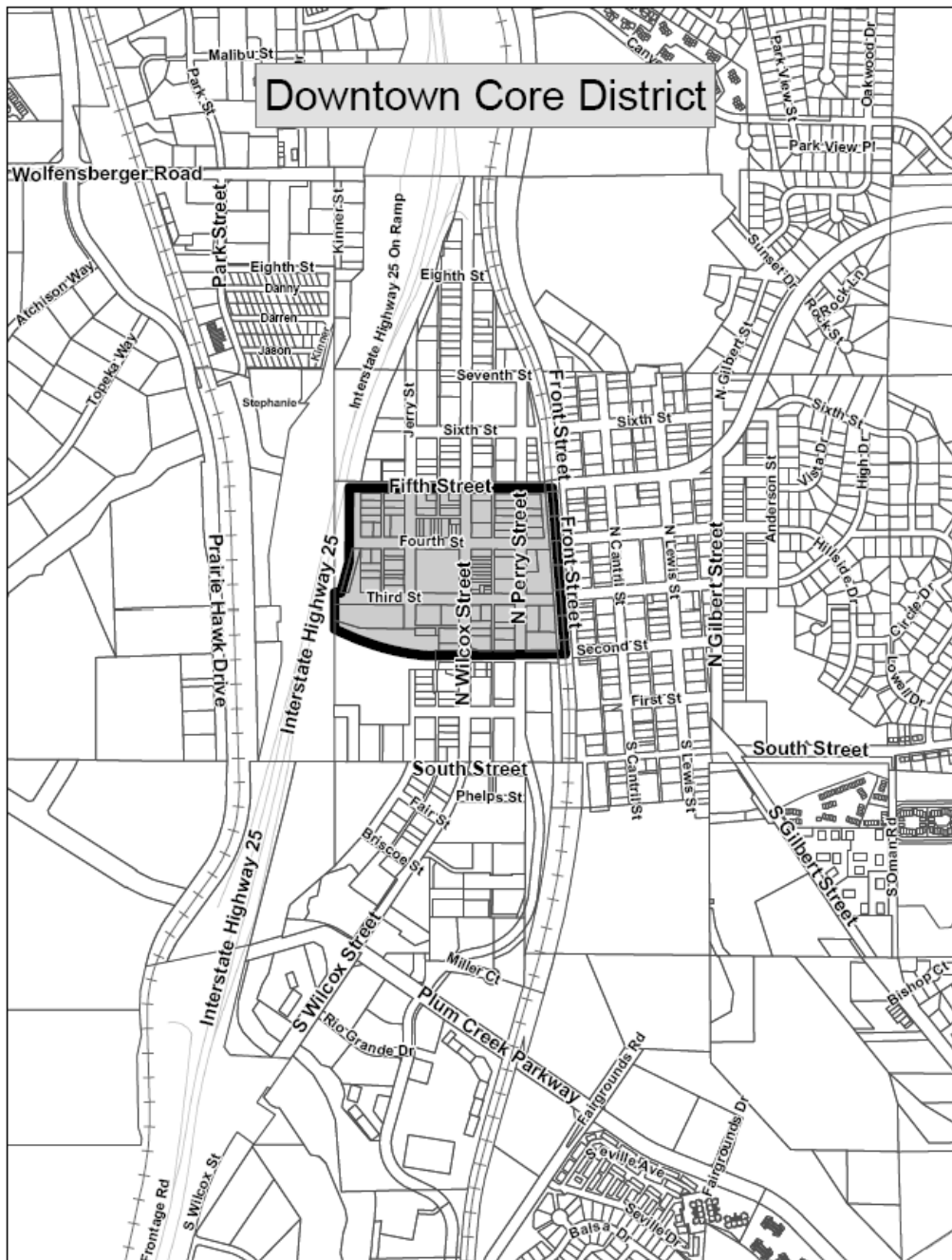


## 17.42.070 - Crown design and building height.

- A. A building's crown design shall be reviewed by and is subject to approval of the Board based aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.
- B. Maximum building heights within the DOD are regulated as follows:
  1. Downtown Core District: The Downtown Core District is defined as that area depicted on Figure 1 below.

Figure 1



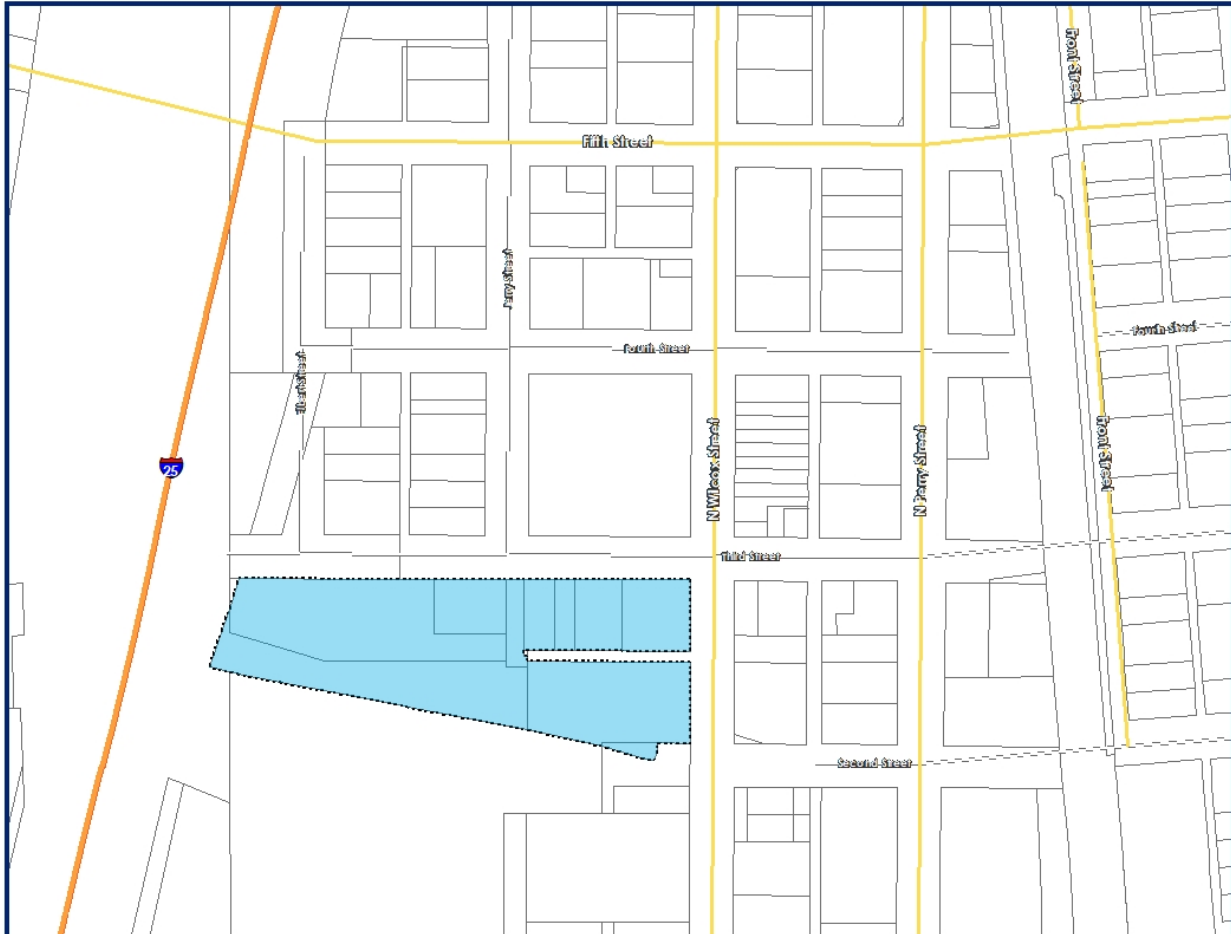
- a. a- Building height in the Downtown Core District, as depicted in Figure 1a below, is limited to a maximum height of 35-feet for any building constructed or significantly altered after January 1, 2021. The building's crown cannot exceed the 35-foot building height limitation. For any building constructed prior to January 1, 2021, no alteration shall increase the building height about 35 feet or the highest existing point of the building, whichever is higher. In the event that excess building height results from a crown, steeple, belfry, turret, or other similar architectural features, the excess height allowance will be limited to that particular existing architectural feature.

**Figure 1a**



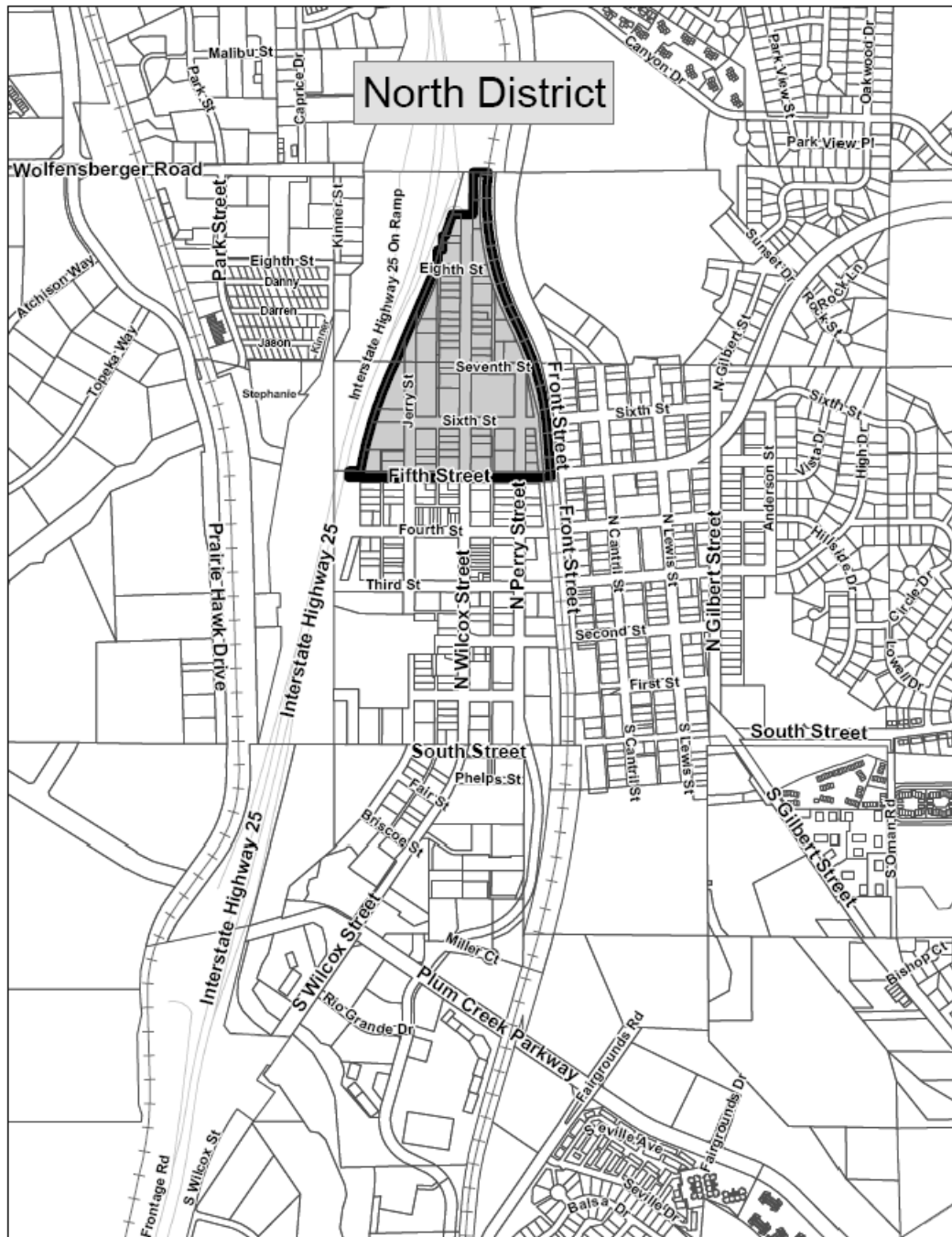
- b. Building height in the Downtown Core District, as depicted in Figure 1b below, is limited to four stories, with a maximum height of 60-feet. A building's crown cannot exceed the sixty-foot building height limitation.

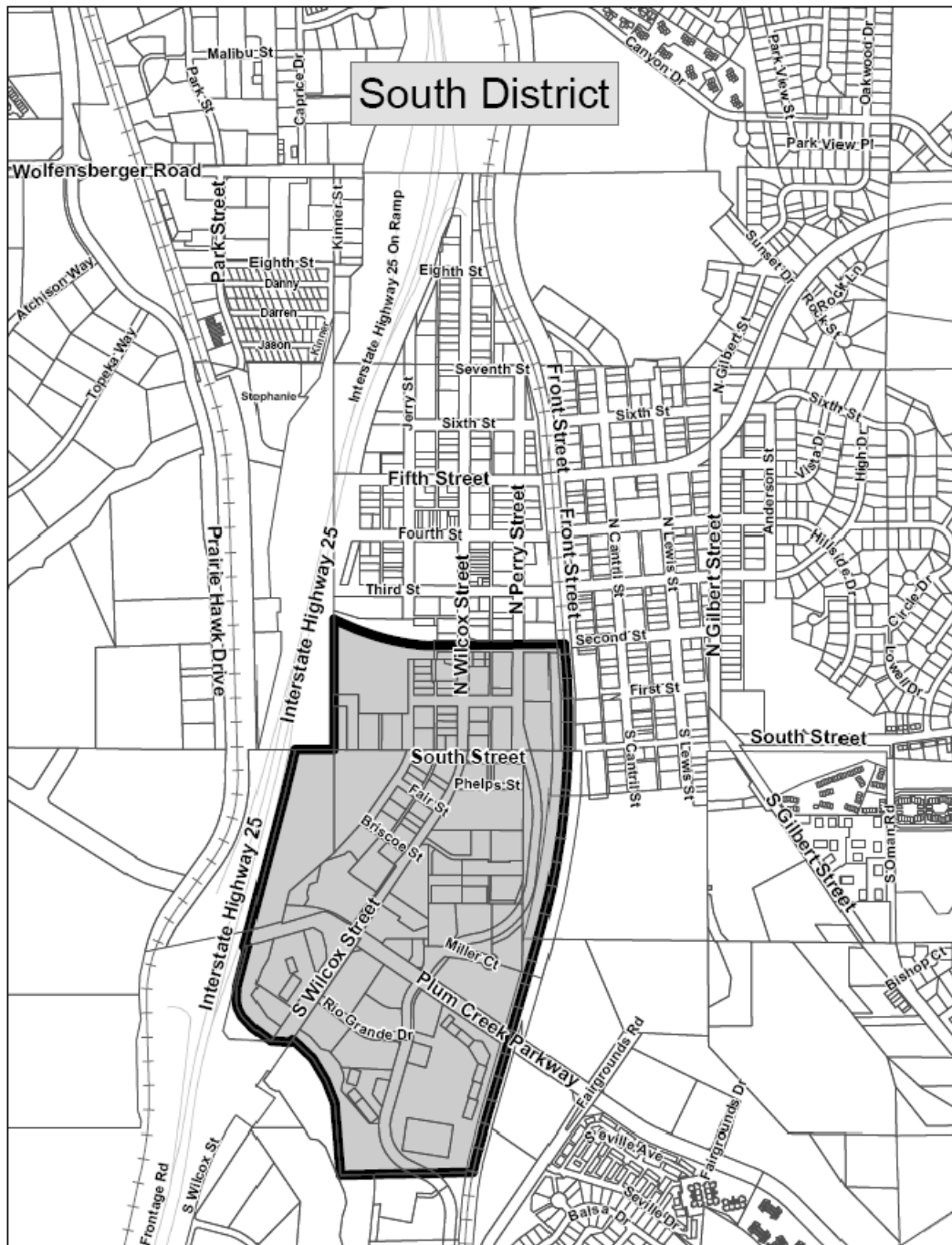
**Figure 1b**



2. North and South Districts: The North District is defined as the area depicted on Figure 2 below. The South District is defined as the area depicted on Figure 3 below.

Figure 2





- a. Building height in the North or South Districts is limited to six (6) stories, with no maximum height limitation.
- C. A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, as depicted in Figure 1b., or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria:

C. A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, as depicted in Figure 1b., or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria:

## ATTACHMENT A

1. Whether the project will incorporate design elements found in adjacent Landmark structures;  
and
2. The impacts of the increased building height on adjacent properties.

(Ord. 2012-18 §1)

( [Ord. No. 2015-60, § 1, 1-5-2016](#) )