

LOT COVERAGE & HEIGHT

To encourage compatible new development in zoning districts with 75% maximum lot coverage, consider allowing up to 100% lot coverage in exchange for reduced building height, as long as the resulting development is consistent with the Height Map.

The Review Board should be able to consider designs during Height and Mass Review that propose adjusted height and lot coverage to achieve more compatible designs.

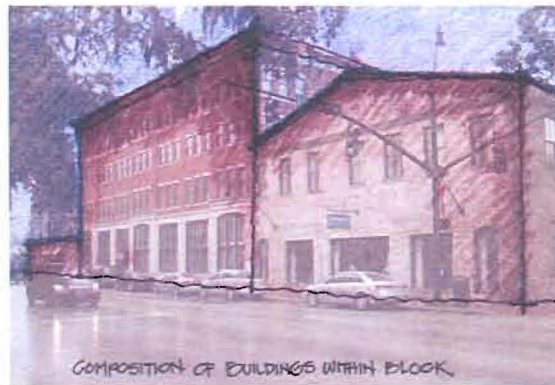
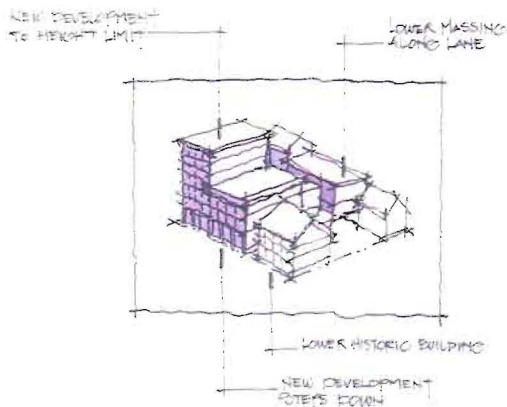
Principles to consider include varying building height within a block, reduced massing along lanes and the relationship between taller buildings and adjacent lower historic structures.

This option would only be used to lower development height, not increase.

Why This Matters

Multiple heights within a block create natural variation in the skyline and more visual interest for pedestrians. Large-scale development built to the same height over long block faces reduces visual interest.

Building up to the existing height limit can sometimes produce development that is out of scale with adjacent historic buildings. By reducing the height along a portion of the proposed building, a more compatible relationship may be possible.



Block composition is enriched through varied heights within the streetscape.



A variety of building heights within a single block provides visual interest and variety.



Varied heights create a unique streetscape and movement in the skyline.