

Sec. 15-5602. - APPLICABILITY.

- A. **Façade Design Development Standards.** In conjunction with a Development Permit, the Review Authority may grant deviations from applicable Façade Design Development Standards in RS and E districts if the proposed design accomplishes the same goals pertaining to visual interest, pedestrian orientation, connectivity, durability, and longevity.
- B. **All Other Development Standards.** In conjunction with a Development Permit, the Review Authority may grant relief from the property development standards specified in this Code, not to exceed 10 percent of the requirement, with the following exceptions:
 - 1. **Green Building and Public Art.** The Review Authority may grant relief of up to 20 percent deviation from property development standards where the Review Authority determines the request involves qualifying "green" or public art features. If both public art and green features are incorporated, the Review Authority may grant relief of up to 25 percent deviation.
 - 2. **Lot Consolidation.** The Review Authority may grant relief of up to 15 percent deviation from property development standards where the Review Authority determines the request involves the consolidation of very small, oddly shaped, and hard-to-develop lots.
 - 3. **Density and Intensity.** Minor Deviations cannot be granted for residential density or maximum floor area ratio (FAR).

(Added Ord. 2015-39, § 1, eff. 1-9-16; Am. Ord. 2016-32, § 39, eff. 10-21-16).