

**DRAFT CUP Conditions for Snelling Avenue Development at St. Clair
18-055252**

	T3	T2 abutting T2	T2 abutting R4
Floors 1-3	OK by right	OK by right	OK by right
4th Floor	OK by right	OK by right	OK by right on N, W CUP required for 4'8" on E CUP required for 6' on S
5th Floor	OK by right on E, S, W See 6th floor for N	N/A	N/A
6th Floor	OK by right on E, S, W CUP required for 13'4" on N	N/A	N/A

Relevant Code	66.331(e): Except in the river corridor overlay district, height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height...		
	66.331(g): ... a maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.	66.331(f): A maximum height of forty-five (45) feet may be permitted with a conditional use permit.	
			66.331(e): ...Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height.