

1.2. C.8. Land Use Compatibility Analysis.

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:
 - i. Land use density and intensity.
The proposed zoning map amendment will result in a reduction in density currently permitted for the property.
 - ii. Building heights and setbacks.
The proposed zoning map amendment will reduce maximum potential building heights.
 - iii. Character or type of use proposed.
The proposed single-family use is consistent with the development pattern in the neighborhood which consists of a mix of single-family and multi-family residences.
 - iv. Site and architectural mitigation design techniques.
Not applicable.
- b. Considerations for determining compatibility shall include, but are not limited to, the following:
 - i. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Not applicable.
 - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
 - iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
 - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The density of the proposed RSF-4 zoning is a reduction from the density of the permitted RMF-4 zoning.