

Legislation Details (With Text)

File #:	O-39-19	Version: 1		Name:	
Туре:	Ordinance			Status:	Withdrawn
File created:	12/5/2019			In control:	City Council
On agenda:	9/14/2020			Final action:	9/14/2020
Title:	that allow sing	gle-family detac	heo	d dwellings; esta	llowing accessory dwelling units in all zoning districts ablishing use requirements for accessory dwelling changes; and generally related to accessory dwelling
Sponsors:	Marc Rodrigu	ez, Rob Savidg	е		
Indexes:	Planning Corr	mission, Public	s Sa	afety Committee	, Rules and City Government Committee
Code sections:					
Attachments:	Impact Note.p Recommenda 7-14-20.pdf, 7	odf, 4. Ó-39-19 F itions.pdf, 6. O-3 7. O-39-19 Ame	PŽ 39- ndr	Staff Report to I 19 Amendments ments 6-8 Arnet	er.pdf, 2. O-39-19 Staff Report.pdf, 3. O-39-19 Fiscal PC.pdf, 5. O-39-19 PC Findings and s 1-5 Rodriguez, Savidge, Gay Rules Recommended t Rules Recommended 7-22-20.pdf, 8. O-39-19 -24-20.pdf, 9. O-39-19 Amendment 10 Pindell Charles,

Tierney, Paone, Arnett 7-24-20.pdf, 10. O-39-19 Amendment 11 Arnett, Pindell Charles 7-24-20.pdf

Date	Ver.	Action By	Action	Result
9/14/2020	1	City Council	withdrawn without objection	Pass
9/14/2020	1	Public Safety Committee	recommend unfavorably	Pass
7/27/2020	1	City Council	refer	
7/27/2020	1	City Council	postpone	Pass
7/22/2020	1	Rules & City Government Committee	recommend with amendments	Pass
7/14/2020	1	Rules & City Government Committee	postpone	Pass
7/14/2020	1	Rules & City Government Committee	Recommend Favorably-Amendment	Pass
7/13/2020	1	City Council	postpone	Pass
5/26/2020	1	City Council	postpone	Pass
5/12/2020	1	Rules & City Government Committee	Recommend Favorably-Amendment	Pass
5/12/2020	1	Rules & City Government Committee	recommend with amendments	Pass
4/27/2020	1	City Council	declare the public hearing closed	Pass
4/27/2020	1	City Council	declare the public hearing left open	Fail
4/13/2020	1	City Council	declare the public hearing left open	
4/13/2020	1	City Council	presented	
1/27/2020	1	City Council	postpone	Pass
1/13/2020	1	City Council	declare the public hearing left open	Pass

File #: 0-39-19), Vers	ion: 1		
12/9/2019	1	City Council	forwarded to next agenda due da	ate
12/9/2019	1	City Council	adopt on first reader	Pass
12/9/2019	1	City Council	presented	
12/9/2019	1	City Council	refer	
12/9/2019	1	City Council	refer	

Accessory Dwelling Units - For the purpose of allowing accessory dwelling units in all zoning districts that allow single-family detached dwellings; establishing use requirements for accessory dwelling units; adding certain definitions; making stylistic changes; and generally related to accessory dwelling units.

CITY COUNCIL OF THE City of Annapolis

Ordinance 39-19

Introduced by: Alderman Rodriguez Co-sponsored by: Alderman Savidge

Referred to Planning Commission Rules and City Government Committee Public Safety Committee 180-day Rule: 6/8/20

AN ORDINANCE concerning

Accessory Dwelling Units

- **FOR** the purpose of allowing accessory dwelling units in all zoning districts that allow single-family detached dwellings; establishing use requirements for accessory dwelling units; adding certain definitions; making stylistic changes; and generally related to accessory dwelling units.
- **BY** repealing and re-enacting with amendments the following portions of the Code of the City of Annapolis, 2019 Edition
 - 21.38.020 21.48.010 21.48.020 21.48.030 21.50.010 21.50.020 21.50.030 21.50.040 21.50.050 21.50.060 21.50.070 21.50.080 21.50.090 21.50.100 21.50.110

21.50.120
21.50.130
21.50.140
21.50.200
21.50.220
21.50.240
21.50.250
21.50.260
21.50.270
21.66.130
21.72.010

- **BY** repealing the following portion of the Code of the City of Annapolis, 2019 Edition 21.64.010
- **BY** adding the following portions to the Code of the City of Annapolis, 2019 Edition 21.64.005 21.64.010

SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that the Code of the City of Annapolis shall be amended to read as follows:

Title 21 - PLANNING AND ZONING Chapter 38 - REGULATIONS APPLICABLE TO ALL DISTRICTS.

Section 21.38.020 - Uses.

- A. Types of Uses. The following uses of land as listed in this division, are permitted in the districts indicated under the conditions specified:
 - 1. Permitted uses,
 - 2. Special exception uses,
 - 3. Uses subject to standards, and
 - 4. Accessory uses.
- B. Use of Land. No building or tract of land shall be devoted to any use other than those listed in Subsection A of this section with the exception of the following:
 - 1. Uses lawfully established on the date of adoption of this Zoning Code, and
 - 2. Uses already lawfully established on or before the date of adoption of this Zoning Code and rendered nonconforming by it. These uses are subject to Chapter 21.68.
- C. Utility Lines and Fixtures Exempted. The following uses are exempted from the provisions of this division and are permitted in any district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distributing equipment for telephone or other communication systems, electric power, gas, water and sewer lines.

Antennas and telecommunication facilities are not exempted. See regulations in Division V.

D. Use of Accessory Buildings for Living Purposes. No accessory building or structure constructed on any lot prior to the time of construction of the principal building to which it is accessory shall be used for living purposes. IN ANY DISTRICT, AN EXISTING ACCESSORY STRUCTURE MAY BE CONVERTED TO AN ACCESSORY DWELLING UNIT, NOTWITHSTANDING THE REQUIREMENTS OF CHAPTER 21.50, BULK REGULATIONS, PROVIDED THE REQUIREMENTS OF SECTION 21.64.010

RELATED TO STANDARDS FOR USES SUBJECT TO STANDARDS AND SECTION 21.66.130, TABLE OF OFF-STREET PARKING REQUIREMENTS, ARE MET.

- E. Trailers. A trailer shall not be considered to be permissible as an accessory building.
- F. Tents. No tent may be erected, used or maintained for living quarters or long term storage.

Chapter 21.48 - USE TABLES Section 21.48.010 - Table of Uses-Residential Zoning Districts.

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020.

	t R1A	t R1B	t R1	t R2	t R2- NC	t R3	t R3- NC	t R3- NC2	t R3-R	t R4	t R4-R		t C1A
ACCESSOR Y ATTACHED DWELLING UNIT	STD	A- STD		A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD
Accessory buildings and uses, including signs	А	A	A-Std	A	A	А	A	A	A	A	A	А	A
ACCESSOR Y DETACHED DWELLING UNIT	STD	A- STD		A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD	A- STD
Antennas and amateur radio stations		A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
Apartment hotels										P-Std	P-Std		
Bed and breakfast homes					P-Std		P-Std	P-Std				P-Std	P-Std
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std								
Cemeteries	Р	Р	Р	Р	Р								

Colleges,	S	S	S	S	S	S	S	S	S	S	S	Р	İ
private													
Day care, family	A-Std	A-Std											
Day care centers, group, in conjunction with public school facilities			A-Std										
Day care centers, group, including day care centers accessory to a principal religious institution	S	S	S	S	S	S	S	S	S	S	S	S	
Driveways, walkways, parking or access for uses located in an adjacent nonresidenti al district	S	S	S	S	S	S	S	S	S	S	S		
Dwellings, multi-family						S	S	S	S	S	S	S-Std	
Dwellings, multi-family containing six or fewer dwelling units							P-Std						
Dwellings, single-family attached						S	S	S	S	S	S	S-Std	
Dwellings, single-family detached	Р	Р	Р	P	Р	Р	Р	Р		Р	Р	Р	Р
Dwellings, two-family				1		Р	Р	Р	Р	Р	Р	S-Std	S ²

21.48.020 - Table of Uses-Commercial and Industrial Zoning Districts.

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020.

Uses	District B1	District B2	District B3	District B3-CD		District BR	District C2	District C2A	District PM2	Distric I1
ACCESSORY ATTACHED DWELLING UNIT	A-STD						A-STD		A-STD	
Accessory buildings and uses, including signs	A	А	A	А	A	A	A	A	А	A
ACCESSORY DETACHED DWELLING UNIT	A-STD						A-STD		A-STD	
Adult book stores			S-Std	S-Std	S-Std					
Amusement establishments, indoor			Р	Р	Р					
Animal hospitals, including veterinarian offices			S	S	Р					
Antenna towers										P-Std, S-Std
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
Antique stores	Р	Р	Р	Р	Р	Р	Р	Р	P ¹	
Appliance stores including electrical and household appliances, and radio and television sales and repair		Р	Р	Р	Р	Р	Р	Р	P ¹	
Arts and crafts stores	Р	Р	Р	Р	Р	Р	Р	Р	P ^{1,2}	
Arts or cultural centers					Р					
Arts and crafts studios	Р	Р	Р	Р	Р					
Auction rooms			Р	Р	Р					
Bake shops	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std ¹	
Bakeries										Р
Banks and financial institutions	S-Std	Р	Р	Р	Р	Р	Р	Р	P ^{1,2}	

	 	1~	1 ~	1 ~	1 ~	+	1~	+	1	.
Bars and		S	S	S	S		S			
taverns	-		_					_		
Bicycle sales,	Р	Р	Р	Р	Р	Р	Р	Р		
rental and										
repair stores										
Boat			Р	Р	Р					
showrooms										
Building			S	S	Р					Р
materials sales										
and storage										
Cab stands					S					
including										
dispatch offices										
and related										
parking										
facilities										
Candy stores,	Р	Р	Р	Р	Р	Р	P-Std			
where only										
candy										
prepackaged off										
the premises is										
sold										
Candy stores	S-Std	S-Std	S-Std	S-Std		P-Std	P-Std		P-Std ¹	
including candy										
making										
Carpet and rug		Р	Р	Р	Р	Р	Р	Р	P^{1}	
stores, retail										
sales only										
Catering	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std			P-Std
establishments,										
where no food,										
beverages										
and/or desserts										
are sold on the										
premises										
Clubs, lodges		Р	Р	Р	Р	Р	Р	Р		
and meeting										
halls, with no										
on-premises										
food or										
beverage										
preparation										
facilities										
Clubs, lodges		S-Std	S-Std	S-Std		P-Std				
			1	1						
and meeting										
and meeting halls, with on-										
and meeting halls, with on- premises food										
and meeting halls, with on- premises food or beverage										
and meeting halls, with on- premises food or beverage preparation										
and meeting halls, with on- premises food or beverage										

		-	-	-	-	-	-	-		
Contractors', architects' and engineers' offices, shops and yards			S	S						Р
Convenience stores	P-Std S-Std				P-Std S-Std	P-Std			P-Std ¹	
Day care centers, group					Р				P-Std	
Day care centers, group, in conjunction with a principal religious institution		S-Std								
Delicatessen	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std	S-Std		P-Std	
Department stores		Р	Р	Р	Р		Р			
Drive-through facilities and walkups associated with permitted or special exception uses	P-Std ³		P-Std S-Std ³			P-Std S-Std ³	4	4	P-Std	P-Std S-Std ³
Dry cleaning and laundry drop off and pick up stations	Р	Р	Р	Р	Р		Р	Р		
Dry cleaning and laundry establishments		Р	Р	Р	Р				P ^{1,2}	Р
Dwellings, multi-family					P-Std	Р	S		S	
Dwellings, single-family attached							S		S	
Dwellings, single-family detached	Р						S		Р	
Dwellings, two- family							S		Р	
Dwellings above the ground floor of nonresidential uses	Р	Р			Р		Р	Р		

Dwellings for		Р	Р			Р
watchmen and						
their families,						
located on the						
premises where						
they are						
employed in						
that capacity						

Notes:

Uses in the PM2 district are subject to the following provisions as indicated in the table:

1. This use is permitted as a principal use only in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2.

2. This use is permitted as an incidental use in a structure that contains business, professional or governmental offices provided that gross floor area of all incidental uses does not exceed the amount of space devoted to the first floor of a multistory structure; except, that in no case shall it exceed thirty-three <u>33</u> percent of the total gross floor area. This use is considered a neighborhood convenience use and is subject to standards given in Section 21.64.420.

3. If the principal use with which the drive-thru facility is associated is a special exception use, then the drive-thru facility requires special exception approval.

4. ATMs are permitted as walkups subject to all other applicable regulations. In the C2 and C2A districts, drive-through facilities are not permitted.

21.48.030 - Table of Uses-Office and Mixed Use Zoning Districts.

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020

Uses	District P	District MX	District PM	District C2P
ACCESSORY ATTACHED DWELLING UNIT	A-STD	A-STD	A-STD	A-STD
Accessory Structures and uses	А	A ²	А	А
ACCESSORY DETACHED DWELLING UNIT	A-STD	A-STD	A-STD	A-STD
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Antique stores		Р	P-Std	
Appliance stores including electrical and household appliances, and radio and television sales and repair		Р		
Arts and crafts studios		Р	P-Std	
Arts and crafts stores		Р	P-Std	
Bank and financial institutions		Р		
Bake shops		P-Std		
Cab stands including dispatch offices and related parking facilities		S		
Candy stores, where only candy prepackaged off the premises is sold		Р		

	 		1	I
Candy stores including candy making		P-Std		
Ű		D		
Carpet and rug stores, retail sales only		Р		
Catering establishments		P-Std		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	S	Р	S	S
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities		P-Std		
Coffee shops		P-Std		
Conference facilities		S		
Convenience stores		P-Std		
Day care centers, groups	S		S	S
Delicatessens		P-Std	P-Std	
Department stores		Р		
Drive-through facilities associated with permitted or special exception uses			S-Std ¹	
Dry cleaning and laundry drop off and pick up stations			Р	
Dry cleaning and laundry establishments		Р		
Dwellings, multi-family	S	P-Std	S	S
Dwellings, multi-family, containing 12 or fewer units			P-Std	
Dwellings, single-family attached	Р	P-Std	Р	
Dwellings, single-family detached	Р	Р	Р	Р
Dwellings, two-family	Р	Р	Р	Р
Dwellings above the ground floor of nonresidential uses		Р		

Footnotes:

¹ If the principal use with which the drive-thru facility is associated is a special exception use, then the drive-thru facility requires special exception approval.

² The following apply only to the uses specified: in the MX-1 area only, in planned developments with a minimum lot size of five acres, "accessory structures" such as clock towers attached to office and/or retail structures and "theaters, indoor" shall not exceed one hundred <u>100</u> feet in height. See the bulk regulations table in Section 21.50.260. Table Notes:

The following regulations apply to all uses in the MX District:

1. Buildings in excess of forty-six <u>46</u> feet, but less than fifty-five <u>55</u> feet in height are subject to the following:

a. Either twenty-five <u>25</u> percent of the gross floor area shall be designed for retail uses, or residential uses, or a combination of retail and residential uses, alternatively, the entire ground level front façade shall be designed for retail uses, exclusive of: (i) not more than one driveway, which shall not be greater than thirty-three <u>33</u> feet wide, required for access to parking; (ii) space required for a lobby and space required for access to upper floor uses. Retail use along the front façade shall have a minimum height of twelve <u>12</u> feet and

a minimum depth of twenty-five 25 feet;

b. If surface parking is located on the zoning lot, it shall be located at the rear of the zoning lot and new structures shall be located at the front of the zoning lot. If surface parking is located adjacent to single-family residential use, dense plantings shall be installed and maintained on the zoning lot to provide an effective screen; and

c. Any adverse impacts on critical lane levels of service at adjoining intersections shall be mitigated by the applicant.

2. Buildings in excess of forty-six <u>46</u> feet, but less than sixty-five <u>65</u> feet in height require special exception approval except as provided in note No. 1 above.

3. Uses and combinations of uses located on zoning lots of forty thousand <u>40,000</u> square feet or more require special exception approval, unless such uses are approved as part of a planned development.

Chapter 21.50 - BULK REGULATIONS TABLES Section 21.50.010 - Bulk Regulations Table R1 District.

	Lot				Yards					Open
,	Dimensions	Dimensi	(minimu	(minimu	(minimu					
special	(minimum)				m)	m) Rear				(minimu
	Area (sq. ft.		Front (ft)		Corner	(ft)	Area		Area	m,
uses, and	or acres) ⁴	m)	5	Side (ft)	Side (ft)		Ratio		Ratio	percent)
uses		Width		0	0		(maximu	(maximu	(maximu	
subject to		(ft)							m)	
specific							U U	Maximu		
standards									Area	
							and	Coverag	Ratio	
							feet) ⁸	e		
								(percent)		
Accessory										
Uses										
ACCESSO		<u>60</u>	<u>25</u>	8	20	<u>30</u>	2.5	30		
	SQUARE						STORIE			
ATTACHE	FEET IN						S NOT			
	ADDITION						ТО			
	ТО						EXCEE			
	PRINCIPAL						D 35			
1	USE						FEET			
	REQUIREM									
	ENT.						0			
ACCESSO	· ·	<u>60</u>	<u>30</u>	<u>8</u> 3	<u>20</u>	<u>5</u>	2			
	SQUARE									
DETACH										
1	ADDITION									
	ТО									
NG UNIT	PRINCIPAL									
	USE									
	REQUIREM									
	ENT.									

	•		-			.	 	
Buildings		30	8 ³	20	5	2		
accessory								
to single-								
family								
dwellings,								
other than								
as								
specified								
elsewhere								
in this								
table								
Clubhouse		Minimu	Minimu	Minimu	Minimu			
s and other			m of 150					
structures					feet from			
on the		the			the			
grounds of		nearest	nearest	nearest	nearest			
private		residenti	residenti	residenti	residenti			
clubs, golf		al	al	al	al			
courses,			property		property			
polo and					line, 25			
tennis					feet from			
clubs			all other		all other			
ciuos			property		property			
		·	r r r		lines			
Mausoleu		Minimu	Minimu	Minimu	Minimu			
ms,		m of 150	m of 150	m of 150	m of 150			
crematorie					feet from			
s and		the		the	the			
columbari		nearest	nearest	nearest	nearest			
ums in			residenti	residenti	residenti			
cemeteries		al			al			
		property	property		property			
					line, 25			
					feet from			
			all other					
					property			
		lines	lines	lines	lines			
Mooring			No	No	No		 	
slip			requirem					
Sub		ent	ent	ent	ent			
		CIII	ont	un	CIII			

Notes

1. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

2. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

3. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.

4. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

5. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

6. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at least twenty 20 percent of the lot width.

7. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

8. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the

average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

9. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

Section 21.50.020 - Bulk Regulations Table R1-A District.

Permitted							
uses,							
special							
exception							
uses, and							
uses							
subject to							
specific							
standards							
Lot							
Dimension							
s							
(Minimum							
) Area (sq.							
ft. or							
acres) <u>4</u> , 5							
Lot							
Dimension							
s							
(Minimum							
) Width							
(ft) Yards							
(Minimum							
) Front (ft)							
Yards							
(Minimum							
) Interior							
Side (ft)							
Yards							
(Minimum							
) Corner							
Side (ft)							
Yards							
(Minimum							
) Rear (ft)							
Height,							
Coverage,							
Floor Area							
Ratio							
(maximum							
) Height,							
(stories							
and feet)							
Height,							
Coverage,							
Floor Area							
Ratio							
(maximum							
) Lot							
Coverage,							
(percent)							
Height,							
Coverage,							
Floor Area							
Ratio							
(maximum							
) Floor							
Area							
Ratio							
			-			-	

Open Space (minimum, (percent) Accessory									
	SQUARE	100	<u>40</u>	<u>12</u>	<u>25</u>		2.5 STORIE S NOT TO EXCEE D 35 FEET	30	
	SQUARE	100	<u>45</u>	<u>12</u> ³	<u>25</u>	<u>5</u>	<u>o</u>		
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table			45	12 4	25	5	7		
Clubhouse s and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			m of 150 feet from the nearest residenti al property line, 25 feet from all other property	m of 150 feet from the nearest residenti al property line, 25 feet from all other property	feet from the nearest residenti al property line, 25 feet from all other property	m of 150 feet from the nearest residenti al property line, 25 feet from all other			

Mausoleu	 Minimu	Minimu	Minimu	Minimu		
ms,				m of 150		
crematorie	feet from	feet from	feet from	feet from		
s and	the	the	the	the		
columbari	nearest	nearest	nearest	nearest		
ums in	residenti	residenti	residenti	residenti		
cemeteries	al	al	al	al		
	property	property	property	property		
	line, 25	line, 25	line, 25	line, 25		
	feet from	feet from	feet from	feet from		
	all other	all other	all other	all other		
	property	property	property	property		
	lines	lines	lines	lines		
Mooring	No	No	No	No		
slip	requirem	requirem	requirem	requirem		
	ent	ent	ent	ent		

Table Notes:

1. Plus one foot for each three feet by which the building width exceeds forty $\underline{40}$ feet.

2. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

3. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.

4. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

6. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

7. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

Section 21.50.030 - Bulk Regulations Table R1-B District.

Permitted	Lot	Lot	Yards	Yards	Yards	Yards	Height,	Height,	Height,	Open
uses,	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
special	(minimum)	ons	m)	m)	m)	m) Rear	e, Floor	e, Floor	e, Floor	(minimu
exception	Area, (sq. ft.	(minimu	Front (ft)	Interior	Corner	(ft)	Area	Area	Area	m,
uses, and	or acres) ⁵	m)		Side (ft)	Side (ft)		Ratio	Ratio	Ratio	percent)
uses		Width,					(maximu	(maximu	(maximu	
subject to		(ft)					m)	m) Lot	m)	
specific							Height,	Coverag	Floor	
standards							(stories	e,	Area	
							and feet)	(percent)	Ratio	
Accessory										
Uses										

			-				-			
ACCESSO	1,800	<u>80¹</u>	30	10	15	<u>40</u>	2.5	30		
RY	SQUARE						STORIE			
ATTACHE							S NOT			
D	ADDITION						ТО			
	ТО						EXCEE			
NG UNIT	PRINCIPAL						D 35			
	USE						FEET			
	REQUIREM									
	ENT.									
ACCESSO	1 800	80 <u>1</u>	30	10 <u>4</u>	15	10	7	30		
	· ·	<u>80</u> -	<u>30</u>	<u>10</u> -	<u>15</u>	<u>10</u>		<u>30</u>		
RY	SQUARE									
	FEET IN									
ED	ADDITION									
	ТО									
NG UNIT	PRINCIPAL									
	USE									
	REQUIREM									
	ENT.									
	L111.			1 0 1			7			
Buildings			30	10 4	15	10				
accessory										
to single-										
family										
dwellings,										
other than										
as										
specified										
elsewhere										
in this										
table										
Clubhouse			Minimu	Minimu	Minimu	Minimu				
s and other				m of 150						
structures				feet from						
on the			the			the				
grounds of			nearest			nearest				
private				residenti						
clubs, golf			al	al	al	al				
courses,			property	property	property	property				
polo and				line, 25						
tennis				feet from						
clubs						all				
						others.				
Mausoleu				Minimu						
ms,				m of 150						
crematorie				feet from						
s and			the	the	the	the				
columbari			nearest	nearest	nearest	nearest				
ums in				residenti						
cemeteries						al				
				property						
					line, 25					
				feet from						
						all				
			others.	others.	others.	others.				
-	-	-	-	-	-	-	-			•

Off-street parking spaces for single- family detached dwellings	10	10	5	5		
Mooring slip	requirem	requirem	requirem	No requirem ent		

Table Notes:

1. In addition, for waterfront lots, forty $\underline{40}$ feet at mean high water line.

2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

4. Unless the entire structure is located on the rear twenty-five 25 percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.

5. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

6. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

7. <u>I</u>. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

Section 21.50.040 - Bulk Regulations Table R2 District.

Permitted	Lot	Lot	Yards	Yards	Yards	Yards	Height,	Height,	Height,	Open
uses,	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
	(minimum)						e, Floor	e, Floor	e, Floor	(minimu
		(minimu	6			(ft)	Area	Area	Area	m,
uses, and	or acres) 1	m)	0	Side (ft)	Site (ft) ⁷		Ratio	Ratio	Ratio	percent)
uses		Width,		,			``````````````````````````````````````	(maximu	`	
subject to		(ft)						m) Lot		
specific							-	Coverag	Floor	
standards							`	/	Area	
							and	(percent)	Ratio	
							feet) ⁸			
Accessory										
Uses										
ACCESSO	1,800	<u>50</u>	<u>25</u>	<u>6</u>	<u>15</u>	<u>30</u>	2.5			
	SQUARE						STORIE			
ATTACHE	FEET IN						S NOT			
D	ADDITION						TO			
DWELLIN							EXCEE			
G UNIT	PRINCIPAL						D 35			
	USE						FEET			
	REQUIREM									
	ENT.									

	i		i				9	 	
ACCESSO	1,800	<u>50</u>	<u>30</u>	<u>6</u> <u>4</u>	<u>15</u>	<u>2</u>	~		
RY	SQUARE								
DETACH									
	ADDITION								
DWELLIN									
	PRINCIPAL								
	USE								
	REQUIREM								
	ENT.								
	21111		20	6 ⁴	1.5	2	9		
Buildings			30	6 -	15	2			
accessory									
to single-									
family									
dwellings,									
other than									
as									
specified									
elsewhere									
in this									
table									
			ъ. ·	N	N (* *	N (* ·		 	
Clubhouse				Minimu		Minimu			
s and other				m of 150					
structures			feet from	feet from	feet from	150 feet			
on the			the	the	the	from the			
grounds of			nearest	nearest	nearest	nearest			
private				residenti					
clubs, golf						al			
courses,				property					
polo and						line, 25			
tennis			feet from	feet from	feet from	feet			
clubs			all	all	all	from all			
					others.	others.			
Mausoleu				Minimu		Minimu			
ms,				m of 150					
crematorie			feet from	feet from	feet from	150 feet			
s and			the	the	the	from the			
columbariu					nearest	nearest			
ms in				residenti					
cemeteries						al			
				property					
				line, 25					
			feet from	feet from	feet from	feet			
			all	all	all	from all			
					others.	others.			
		L				outers.			
Mooring					No				
slip			requirem	requirem	requirem				
			-	-	ent				
L	1	I							

Table Notes:

1. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

4. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II,

Administration.

6. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

7. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at least twenty 20 percent of the lot width.

8. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

9. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

Section 21.50.050 - Bulk Regulations Table R2-NC District.

	Dimensions (minimum)	Lot Dimensi ons (minimu m) Width, (ft)	Yards (minimu m) Front (ft)	Yards (minimu m) Interior	Yards	Yards	Height, Coverag e, Floor Area Ratio	Height, Coverag e, Floor Area Ratio (maximu	Height, Coverag e, Floor Area Ratio	Open Space
subject to specific standards		(11)					Height, (stories	Coverag	Floor Area	
Accessory Uses										
ORY ATTACHE D DWELLI NG UNIT	ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>50</u>	25	<u>6</u>	15	30	2.5 STORIE S UP TO 26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET			
	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>50</u>	<u>30</u>	<u>6</u> <u>4</u>	<u>15</u>	<u>2</u>	10			

	1				1	1	10	-	-	
Buildings			30	6 ⁴	15	2				
accessory										
to single-										
family										
dwellings,										
other than										
specified										
elsewhere										
in this										
table										
Clubhouse			Minimu	Minimu	Minimu	Minimu				
s and other			m of 150	m of 150	m of 150	m of 150				
structures			feet from	feet from	feet from	feet from				
on the			the	the	the	the				
grounds of				nearest	nearest	nearest				
private			residenti	residenti	residenti	residenti				
clubs, golf			al	al	al	al				
courses,			property	property	property	property				
polo and						line, 25				
tennis					feet from	feet from				
clubs			all	all	all	all				
			others.	others.	others.	others.				
Mausoleu			Minimu	Minimu	Minimu	Minimu				
ms,			m of 150	m of 150	m of 150	m of 150				
crematorie			feet from	feet from	feet from	feet from				
s and			the	the	the	the				
columbari			nearest	nearest	nearest	nearest				
ums in			residenti	residenti	residenti	residenti				
cemeteries			al	al	al	al				
			property	property	property	property				
						line, 25				
				feet from						
			all	all	all	all				
			others.	others.	others.	others.				
Mooring	No	No	No	No	No	No	No	No	No	No
slip		requirem								
	1	ent	ent	ent	ent	ent	ent	ent	-	ent

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent. Garages are typically located at the rear of the property and, if attached, garages facing a public street shall MAY not occupy more than one-third of the front façade and shall be setback from the front façade by five feet or more. 2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

4. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

6. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.

7. i. All lots: each side yard shall meet the minimum requirementS set forth in the table.

ii. Lots fifty 50 feet or greater in width: the total of both side yards shall equal to or greater than twenty-five 25 percent of the lot width.

8. Rearward building additions may maintain the side yard of the existing structure, except that if such THE addition will impair an

adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.

9. i. The maximum height of a building or structure is the greater of:

(A) A building height of twenty-six <u>26</u> feet; or

(B) The average height of all structures on the block face measured to the highest point of the roof, except that the Ddirector of P_{P} lanning and Zzoning may allow a tolerance of no more than ten <u>10</u> percent of the average height upon a finding that this tolerance is necessary to provide for adequate living space and that the tolerance will not promote incompatible design or diminish an adequate supply of light and air to adjacent properties, and that this THE tolerance shall DOES not permit buildings greater in height than the maximum height allowed in the underlying zone.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the ridgeline height subject to the following:

(A) The new construction will not impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property;

(B) The side façades are not designed as a single plane but are articulated by means of changes in plane, increased setbacks, offsets, and a change in materials among other design solutions which THAT lessen the potential impacts of building height;

(C) Roof and eave designS are compatible with adjacent and nearby structures and, in the case of an addition, are compatible with the existing house.

10. i. Within two feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet. The cornice height may be increased to ten <u>10</u> feet and the ridge height to twenty <u>20</u> feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

importa	III. 1110	notes at the		the tab	ie ale a	s much	a part o	i the la	w as un		tsen.
Permitted									Height,	Height,	Open
		Dimensions		(minimu	(minimu	(minimu	(minimu	Covera	Covera	Covera	Space
1		(minimum)		/	/	/	/			ge,	(minim
exception		Area (sq. ft.				Corner		Floor	Floor	Floor	um,
uses, and	ed as	or acres) 1	um)	(ft) ⁹	Side (ft)	Side (ft)		Area	Area	Area	percent
uses	minimu		Width					Ratio	Ratio	Ratio)
subject to	m sq.		(ft)					(maxim	(maxim	(maxim	
	ft. of lot							um)	um)	um)	
standards	area per							Height,	Lot	Floor	
	dwellin							(stories	Covera	Area	
	g unit)								ge,	Ratio	
								feet) ¹¹	(percent		
)		
Accessory											
Uses											
ACCESS		1,800	50	<u>25</u>	<u>5</u>	15	30	2.5		<u>1.0 ⁸</u>	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						ТО			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									
	•								•		

Section 21.50.060 - Bulk Regulations Table R3 District.

	 	 				13	-	
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	20	57	15	2	12		
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table		20	5 7	15	2	12		
Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs		m of one hundred fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet from all	m of one hundred fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet	one hundred fifty 150 feet from the nearest residenti al property line, twenty- five 25 feet from all	m of one hundred fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet			
Mooring slip		-	No require ment	require	No require ment			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ five feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.

6. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area

ratio may be increased by twenty 20 percent.

9. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at least twenty 20 percent of the lot width.

11. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

12. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN

SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

13. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

14. If the lot is to be subdivided, a minimum lot area of three thousand six hundred 3,600 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.

15. In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

Section 21.50.070 - Bulk Regulations Table R3-NC District.

Permitted	Density	Lot	Lot	Yards	Yards	Yards	Yards	Height,	Height,	Height,	Open
uses,	(maxim	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
special	um	(minimum)	ons	m)	m)	m)	m)	e, Floor	e, Floor	e, Floor	(minim
		Area (sq. ft.				Corner				Area	um,
uses, and				(ft) ⁹	Side (ft)	Side (ft)					percent
	minimu		Width		10	10		(maxim	(maxim	(maxim)
subject to			(ft)							um)	
1	ft. of							Height,	Lot	Floor	
standards	lot							·	Coverag		
	area							and		Ratio	
	per							feet) ¹¹	(percent		
	dwellin)		
	g unit)										
Accessory											
Uses											
ACCESS		1,800	50	<u>25</u>	5	15	30	2.5		1.0 <u>8</u>	
ORY		SQUARE			_			STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						ТО			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									

	_	-	-	_	_				
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>	2	12		
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table			20	5 7	15	2	12		
Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			m of 150 feet from the nearest residenti al property line, 25 feet	m of 150 feet from the nearest residenti al property line, 25 feet	150 feet from the nearest residenti al property line, 25 feet from all	m of 150 feet from the nearest residenti al property line, 25 feet			
Mooring slip			No require ment	No require ment	No require ment	No require ment			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.

3. Plus one foot for each three feet by which the building width exceeds forty $\underline{40}$ feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.

6. Plus one foot for each two feet by which the building height exceeds fifteen $\underline{15}$ feet.

7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.

9. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at

least twenty 20 percent of the lot width.

11. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

12. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN

SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of sixteen <u>16</u> feet. HOWEVER, <u>T</u> The cornice height may be increased to ten <u>10</u> feet and the ridge height to twenty <u>20</u> feet upon findings by the Planning and Zoning Director that (a) physical constraints exist or that the allowance is necessary in order to achieve A compatible design, and (b) the purpose of this Zoning Code will not be jeopardized.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

13. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

14. If the lot is to be subdivided, a minimum lot area of three thousand six hundred 3,600 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.

Section 21.50.080 - Bulk Regulations Table R3-NC 2 District.

Importa							1				
Permitted	Density		Lot			Yards		<u> </u>	Height,	U .	Open
uses,	,	Dimensions			(minim		(minim	Covera		Coverage	
special					um)		um)	ge,	ge,	, Floor	(minim
exception		Area (sq. ft.			Interior			Floor	Floor		um,
		or acres) ¹	um)	(ft) ⁹	Side (ft)	Side (ft)		Area			percent
	ed as		Width					Ratio		(maximu)
subject to			(ft)							m) Floor	
	m sq.							um)	/	Area	
standards								Height,		Ratio	
	area per							(stories			
	dwellin							and	ge,		
	g unit)							feet) ¹¹	(percent		
)		
Accessor											
y Uses											
ACCESS		1,800	<u>50</u>	<u>25</u>	<u>5 ¹⁰</u>	<u>15</u>	30	2.5		<u>1.0 ⁸</u>	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						ТО			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
1											
		MENT.									
ACCESS		MENT.	50	20	5 ⁷	15		<u>12</u>		0.25 OF	
ACCESS ORY		MENT. 1,800	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>	<u>2</u>			0.25 OF THE	
		MENT.	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>					
ORY		MENT. 1,800 SQUARE	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>				THE	
ORY DETACH		MENT. 1,800 SQUARE FEET IN	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>				THE PRINCIP	
ORY DETACH ED		MENT. 1,800 SQUARE FEET IN ADDITION	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>				THE PRINCIP AL	
ORY DETACH ED DWELLI		MENT. 1,800 SQUARE FEET IN ADDITION TO	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>				THE PRINCIP AL STRUCT	
ORY DETACH ED DWELLI		MENT. 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>				THE PRINCIP AL STRUCT	
ORY DETACH ED DWELLI		MENT. 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE	<u>50</u>	20	<u>5</u> ⁷	<u>15</u>				THE PRINCIP AL STRUCT	

Buildings accessory to single- family dwellings		20	5 7	15	2	12	0.25 of the principal structure	
Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs		m of 150 feet from the nearest resident ial property line, 25 feet from all	150 feet from the nearest resident ial property line, 25 feet from all	m of 150 feet from the nearest resident ial property line, 25 feet from all	m of 150 feet from the nearest resident ial property line, 25 feet			
Mooring slip		require	require	require	No require ment			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.

3. Plus one foot for each three feet by which the building width exceeds forty $\underline{40}$ feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.

6. Plus one foot for each two feet by which the building height exceeds fifteen $\underline{15}$ feet.

7. Unless the entire structure is located on the rear twenty-five 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.

9. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant Chapter 21.38.

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.

10. Rearward building additions may maintain the side yard of the existing structure, except that if such THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.

11. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. The height of an addition built behind the ridgeline of an existing structure shall not exceed the height limitation of the underlying zone.

12. Maximum cornice height of eight feet and maximum ridge height of sixteen feet. These limits are subject to adjustment in one of two ways:

- i. The cornice height may be increased to ten feet and the ridge height to twenty feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.

- ii. The cornice and ridge heights may increase one foot for each one foot of additional setback beyond, up to a maximum cornice

height of ten feet and a maximum ridge height of twenty feet.

I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET. HOWEVER, THE CORNICE HEIGHT MAY BE INCREASED TO 10 FEET AND THE RIDGE HEIGHT TO 20 FEET UPON FINDINGS BY THE PLANNING AND ZONING DIRECTOR THAT (A) PHYSICAL CONSTRAINTS EXIST OR THAT THE ALLOWANCE IS NECESSARY IN ORDER TO ACHIEVE A COMPATIBLE DESIGN, AND (B) THE PURPOSE OF THIS ZONING CODE WILL NOT BE JEOPARDIZED.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN. 13. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

14. If the lot is to be subdivided, a minimum lot area of three thousand six hundred 3,600 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.

Section 21.50.090 - Bulk Regulations Table R3-R District.

Permitted			Lot						Height,		Open
		Dimensions						Covera	Covera	Covera	
							m)	ge,	ge,	ge,	(minim
		Area (sq. ft.	(minim	Front	Interior		Rear (ft)			Floor	um,
uses, and		or acres) ¹		(ft) ⁹	Side (ft)	Side (ft)		Area	Area	Area	percent
	minimu		Width					Ratio		Ratio)
subject to			(ft)						(maxim		
	ft. of lot									um)	
standards								Height,		Floor	
	dwellin								Covera		
	g unit)							and	0,	Ratio	
								feet) 11	(percent		
)		
Accessory											
Uses						_					
ACCESS		1,800	50	25	<u>5</u>	5	30	2.5		<u>1.0 ⁸</u>	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						ТО			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									
ACCESS		1,800	50	20	5 ⁷	15	2	<u>12</u>			
ORY		SQUARE					Γ				
DETACH		FEET IN									
ED		ADDITION									
DWELLI		ТО									
NG UNIT		PRINCIPAL									
		USE									
		USE REQUIRE									

· · · · · · · · · · · · · · · · · · ·			-	-		-	-	
Buildings	20	5 ⁷	15	2	12			
accessory								
to single-								
family								
dwellings,								
other than								
as								
specified								
elsewhere								
in this								
table								
Clubhous	Minimu	Minimu	Minimu	Minimu				
es and	m of	m of	m of	m of				
other	150 feet	150 feet	150 feet	150 feet				
structures	from the	from the	from the	from the				
on the	nearest	nearest	nearest	nearest				
grounds	residenti	residenti	residenti	residenti				
of private	al	al	al	al				
clubs,	property	property	property	property				
golf		line, 25						
courses,	feet	feet	feet	feet				
polo and	from all	from all	from all	from all				
tennis	others.	others.	others.	others.				
clubs								
Mooring	No	No	No	No				
slip	require	require	require	require				
	ment	ment		ment				

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

4. The building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Corner side yards are not required, except in the case where WHEN there is an established front yard in the remainder of the block. In such cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

6. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.

9. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.

10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at least twenty 20 percent of the lot width.

11. i. Except as provided in subsections (ii) and (iii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

iii. The Director of Planning and Zoning may grant a ten <u>10</u> percent adjustment to the average height of all structures on the block face in subsection (i) of this note, pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code. This adjustment shall not be construed to permit buildings greater in height than the maximum height allowed in the district.

12. i. Within two feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of sixteen <u>16</u> feet. HOWEVER, T The cornice height may be increased to ten <u>10</u> feet and the ridge height to twenty <u>20</u> feet upon findings by the Planning and Zoning Director that (a) physical constraints exist or that the allowance is necessary in order to achieve A compatible design, and (b) the purpose of this Zoning Code will not be jeopardized.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

13. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

14. If the lot is to be subdivided, a minimum lot area of three thousand six hundred 3,600 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.

15. In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

16. Rearward building additions may maintain the side yard of an existing structure, except that if such THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.

17. Building additions may maintain the rear yard of an existing structure except that if such THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum rear yard set forth in the table shall be provided.

Section 21.50.100 - Bulk Regulations Table R4 District.

Permitted uses, special exception uses, and	
uses, special exception	
special exception	
exception	
exception	
uses	
subject to	
specific	
standards	
Density	
(maximu	
m,	
expressed	
as	
minimum	
sq. ft. of	
lot area	
per la	
dwelling	
unit) Lot	
Dimensio	
ns	
(minimu	
m) Area	
(sq. ft. or	
acres) ¹	
Lot	
Dimensio	
ns	
(minimu	
m) Width	
(ft) Yards	
(minimu	
m) Front	
(ft) Yards	
(minimu	
m)	
Interior	
Side (ft)	
¹² Yards	
(minimu	
m)	
Corner	
Side (ft)	
¹² Yards	
m) Rear	
(ft)	
Height,	
Coverage,	
Floor	
Area	
Ratio	
(maximu	
m)	
Height,	
(stories	
and feet)	
Height,	I

Coverage, Floor Area Ratio (maximu m) Lot Coverage, (percent) Height, Coverage, Floor Area Ratio (maximu m) Floor Area Ratio Open Space (minimu m, percent)									
percent) Dwellings , single- family detached	4,800	40	15	5	15	30	2.5 stories not to exceed 35 feet	1.0 9	
Accessory Uses									
ACCESS ORY ATTACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>40</u>	<u>15</u>	5	<u>15</u>	<u>30</u>	2.5 STORI ES NOT TO EXCEE D 35 FEET	<u>1.0</u> ⁹	
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	40	<u>15</u>	<u>5</u> ⁸	10	2			

Buildings accessory to single- family dwellings, other than as specified elsewhere in this		15	58	10	2	<u>13</u>		
table								
Clubhous es and other structures on the		m of one hundred	m of one hundred	one hundred	m of one			
grounds of private clubs, golf		from the nearest residenti	<u>150</u> feet from the nearest	<u>150</u> feet from the nearest	<u>150</u> feet from the nearest residenti al			
courses, polo and tennis clubs		property line, twenty- five <u>25</u> feet from all	property line, twenty- five <u>25</u> feet from all	property line, twenty- five <u>25</u> feet from all	property line, twenty- five <u>25</u> feet			
Mooring slip		require	-	require	No require ment			

Table Notes:

1. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is four thousand eight hundred 4,800 square feet. If seventy-five 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be one thousand 1,000 square feet per dwelling unit.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.

6. If seventy-five <u>75</u> percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.

7. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

8. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

9. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.

10. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

11. If the lot is to be subdivided, a minimum lot area of two thousand four hundred 2,400 square feet and a minimum lot width of thirty <u>30</u> feet per dwelling unit shall be provided.

12. In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

13. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

		notes at the	0					of the la	w as th	e table i	tself.
Permitted uses, special exception uses, and uses subject to	Density, (maxim um, express ed as minimu m sq. ft. of lot	Lot Dimensions (minimum) Area (sq. ft. or acres) ¹	Lot Dimensi ons	Yards	Yards (minimu m) Interior	Yards (minimu m)	Yards (minim um) Rear	Height, Coverag e, Floor Area Ratio (maxim um) Height,	Height, Coverag e, Floor Area Ratio (maxim um) Lot Coverag	Height, Coverag e, Floor Area Ratio (maxim um) Floor	Open Space (minim um, percent
Accessory Uses											
ACCESS ORY ATTACH ED DWELLI NG UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.		<u>15</u>	<u>5</u>	<u>14</u>	<u>30</u>	2.5 STORI ES NOT TO EXCEE D 35 FEET		<u>1.0</u> ⁹	
ACCESS ORY DETACH ED DWELLI NG UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>40</u>	<u>15</u>	<u>5</u> ⁸	<u>10</u>	<u>2</u>	17			
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table				15	5 8	10	2	17			

Section 21.50.110 - Bulk Regulations Table R4-R District.

G1 11	he:	h c: -:	h c' ·	h (* *	 	
Clubhous		Minimu				
es and	m of	m of	m of	m of		
other	one	one	one	one		
structures	hundred	hundred				
on the	fifty	fifty	fifty	fifty		
grounds	<u>150</u> feet	<u>150</u> feet	<u>150</u> feet	150 feet		
of private	from the	e from the	from the	from		
clubs,	nearest	nearest	nearest	the		
golf	resident	iresidenti	residenti	nearest		
courses,	al	al	al	resident		
polo and	property	property	property	ial		
tennis	line,		·	propert		
clubs		twenty-				
		five <u>25</u>		twenty-		
	feet			five 25		
		from all				
	others.			from all		
		0 110101		others.		
Maarina	N	NI-		0111010.		
Mooring	No .		No			
slip	require	require	require			
	ment	ment	ment			

Table Notes:

1. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is four thousand eight hundred <u>4,800</u> square feet. If seventy-five <u>75</u> percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be <u>one thousand1,000</u> square feet per dwelling unit.

3. Plus one foot for each three feet by which the building width exceeds forty $\underline{40}$ feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten 10 percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty 30 percent of the building height, whichever is greater.

6. If seventy-five <u>75</u> percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.

7. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

8. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

9. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.

10. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

11. If the lot is to be subdivided, a minimum lot area of two thousand four hundred 2,400 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.

12. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.

13. Rearward building additions may maintain the side yard of an existing structure, except that if such THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.

14. Corner side yards are not required, except in the case where WHEN there is an established front yard in the remainder of the block. In such cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

15. Building additions may maintain the rear yard of an existing structure except that if such THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum rear yard set forth in the table shall be provided.

16. i. Except as provided in subsections (ii) and (iii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

iii. The Director of Planning and Zoning may grant a ten <u>10</u> percent adjustment to the average height of all structures on the block face in subsection (i) of this note, pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code. This adjustment shall not be construed to permit buildings greater in height than the maximum height allowed in the district.

17. i. Within two feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of sixteen 16 feet. HOWEVER, The cornice height may be increased to ten <u>10</u> feet and the ridge height to twenty <u>20</u> feet upon findings by the Planning and Zoning Director that (a) physical constraints exist or that the allowance is necessary in order to achieve A compatible design, and (b) the purpose of this Zoning Code will not be jeopardized.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen <u>16</u> feet and a ridge height of compatible design.

Permitted			Lot	Lot	Yards	Yards	Yards	-	Height,
uses,			Dimensions	Dimension	(minimu	(minimu	(minimu		maximu
special	Ratio	m,	(minimum)	S	m) Front	m)	m)	m) Rear	m (feet)
exception	(maximu	expressed	Area (sq. ft. or	(minimum	(ft)	Interior	Corner	(ft)	
uses, and	m)	as	acres)) Width		Side (ft)	Side (ft)		
uses		minimum		(ft)					
subject to		sq. ft. of							
specific		lot area							
standards		per							
		dwelling							
		unit)							
Accessory									
Uses									
ACCESSO	2.0		1,800	25	<u>1</u>	2	<u>3</u>	30	4
RY			SQUARE						
ATTACHE			FEET IN						
D			ADDITION						
DWELLIN			ТО						
G UNIT			PRINCIPAL						
			USE						
			REQUIREME						
			NT.						
ACCESSO	2.0		1,800	PER THE	<u>1</u>	<u>5</u> 5	3	2	4
RY			SQUARE	PRINCIP					
DETACHE			FEET IN	AL USE					
D			ADDITION						
DWELLIN			ТО						
G UNIT			PRINCIPAL						
			USE						
			REQUIREME						
			NT.						

Section 21.50.120 - Bulk Regulations Table C1 District.

Accessory buildings and structures	2.0	principal use	Per the principal use	1	5 5	3	2	4
Mooring slip				requireme	requireme	requireme	No requireme nt	

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

2. Side yards are not required, but where WHEN a side yard is provided it shall be not less than five feet. See also Chapter 21.56 for modifications to the side yard requirements.

3. Corner side yards are not required, except in the case where WHEN there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

4. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

5. Unless the entire accessory structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

Section 21.50.130 - Bulk Regulations Table C1-A District.

					1			
	2		Lot	Yards	Yards	Yards	Yards	Height
rea	(maximu	Dimensions	Dimensio	(minimu	(minimu	(minimu	(minimu	(maximu
atio	m,	(minimum)	ns	m) Front	m)	m)	m) Rear	m, feet)
naximu	expressed	Area (sq. ft. or	(minimum	(ft)	Interior	Corner	(ft)	
ı)	as	acres)) Width		Side (ft)	Side (ft)		
·	minimum	*	(ft)					
	sq. ft. of							
	lot area							
	per							
	dwelling							
	unit)							
.0		1,800	25	<u>1</u>	2	<u>3</u>	30	<u>4</u>
		SQUARE						
		FEET IN						
		ADDITION						
		ТО						
		PRINCIPAL						
		USE						
		REQUIREME						
		NT.						
.0		1,800	PER THE	<u>1</u>	<u>5</u> 5	2	2	4
		SQUARE	PRINCIP					
		FEET IN	AL USE					
		ADDITION						
		ТО						
		PRINCIPAL						
		USE						
		REQUIREME						
	rea atio naximu I)	rea (maximu atio m, naximu expressed as minimum sq. ft. of lot area per dwelling unit)	rea (maximu Dimensions atio m, (minimum) naximu expressed Area (sq. ft. or as acres) minimum sq. ft. of lot area per dwelling unit) 0 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME NT. 0 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE	rea atio(maximu m, expressedDimensions (minimum)Dimensio nsnaximuexpressedArea (sq. ft. or (minimum)(minimum) nsas acres)acres))Width (ft)i)sq. ft. of lot area per dwelling unit)1,8002501,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE2501,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE2501,800 PRINCIPAL USEPER THE PRINCIP AL USE01,800 PRINCIPAL USEPER THE PRINCIP AL USE01,800 PRINCIPAL USEPER THE PRINCIP AL USE	rea atio(maximu m, m, expressedDimensions (minimum) nsDimensio m)(minimu m) m)Second minimum nsDimensio m)(minimu m)Second m)Front m)a)acres))Width (ft)(ft)(ft)(ft)a)acres)))Width (ft)(ft)a)acres)))Width (ft)(ft)a)acres)))Width (ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres))(ft)(ft)a)acres)(ft)(ft)(ft)a)acres)(ft)(ft)(ft)a)acres(ft)(ft)(ft)(ft)a)acres(ft)(ft)(ft)(ft)a)acres(ft)(ft)(ft)(ft)a)acres(ft)(ft)(ft)(ft)a)a)(ft)(ft)(ft)(ft)a)a)(ft)(ft)(ft)(ft)a)a)(ft)(ft) <td>rea (maximu Dimensions m, (minimu) ns (minimu m) Front m) naximu expressed Area (sq. ft. or (minimum ft)) as acres)) Width (ft) Interior sq. ft. of lot area per dwelling unit) 1,800 25 1 25 1 2 1 2 1 2 1 1 1 1 1 1 1 1 1 1</td> <td>rea (maximu Dimensions (minimu m) (ft) Interior (minimu sq. ft. of lot area per dwelling unit) Interior (ft) Interior (f</td> <td>rea (maximu Dimensions m, (minimu (minimu m) Rear naximu expressed Area (sq. ft. or (minimu n) Front m) Interior as acres)) Width (ft) Side (ft) Side (ft) Side (ft) (ft) Side (ft) (ft) Side (ft) (ft) (ft) (ft) (ft) (ft) (ft) (ft)</td>	rea (maximu Dimensions m, (minimu) ns (minimu m) Front m) naximu expressed Area (sq. ft. or (minimum ft)) as acres)) Width (ft) Interior sq. ft. of lot area per dwelling unit) 1,800 25 1 25 1 2 1 2 1 2 1 1 1 1 1 1 1 1 1 1	rea (maximu Dimensions (minimu m) (ft) Interior (minimu sq. ft. of lot area per dwelling unit) Interior (ft) Interior (f	rea (maximu Dimensions m, (minimu (minimu m) Rear naximu expressed Area (sq. ft. or (minimu n) Front m) Interior as acres)) Width (ft) Side (ft) Side (ft) Side (ft) (ft) Side (ft) (ft) Side (ft) (ft) (ft) (ft) (ft) (ft) (ft) (ft)

Accessory buildings	2.0	principal use	Per the principal use	1	5 5	3	2	4
Mooring slip				requireme	requireme	requireme	No requireme nt	

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

2. Side yards are not required, but where WHEN a side yard is provided it shall be not less than five feet.

3. Corner side yards are not required, except in the case where WHEN there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

4. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

5. Unless the entire accessory structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

6. In the case of existing buildings, lot size and width requirements shall be determined through the special exception process, pursuant to Chapter 21.26.

21.50.140 - Bulk Regulations Table B1 District.

Permitted	Lot Area	Yards	Yards	Yards	Yards	Floor	Floor	Height	Locatio
uses,	(minimum,	(minimu	(minimu	(minimu	(minimu	Area	Area		n
special	sq. ft.)	m) Front	m)	m)	m) Rear	(maxim	Ratio		
exception		$(ft)^{1}$	Interior	Corner	(ft)	um,	(maxim		
uses, and			Side (ft)	Side (ft)		square	um)		
uses						feet)			
subject to									
specific									
standards									
Business	2,400	15 ²	0 ²	15 ²	0 ²	7,000 ³	1.5	2.5	4
establish								stories	
ment								not to	
								exceed	
								35 feet	_
Dwellings	2,400 per	Per	Per	Per	30			2.5	Ó
above the		business	business	business				stories	
ground	unit ⁵	establish	establish	establish				not to	
floor of		ments	ments	ments				exceed	
non								35 feet	
residential									
uses									
Dwellings	4,800	15	5	10	30		1.5	2.5	
, single-								stories	
family								not to	
detached								exceed	
								35 feet	

Group	4,800	15	5	15	30		1.5	2.5	1
Group homes	4,800	15	5	15	30		1.3	2.5 stories not to exceed 35 feet	
Other Uses	site design plan review, planned development, or special exception processes, pursuant to Chapters	shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, 21.24, and	determined through the site design plan review, planned developme nt, or special exception	shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22,	regulatio ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to Chapters 21.22, 21.24, and	regulatio ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to Chapters 21.22, 21.24, and	ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to Chapters 21.22, 21.24,	regulatio ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to Chapters 21.22, 21.24,	ns shall be determin ed through the site design plan review, planned develop ment, or special exception
ACCESS ORY USES									
DWELLI NG UNIT	ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>15</u>	<u>5</u>	<u>10</u>	30		<u>1.0</u> ⁸	2.5 STORIE S NOT TO EXCEE D 35 FEET	
ACCESS ORY DETACH ED DWELLI NG UNIT	SQUARE FEET IN ADDITION	<u>15</u>	<u>5</u> ⁷	<u>10</u>	2			2	

Table Notes:

1. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

2. In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall,

fence or densely planted compact plantings may be required, as determined through the site plan design review process.

3. Per business establishment, exclusive of floor area devoted to off-street parking and loading facilities.

4. Business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.

5. In addition to the area for the business establishment.

6. Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

7. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.

8. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT. 9. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

Situation	Required transitional yard
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard

21.50.200 - Bulk Regulations Table C2 District.

		L .	L	L	L	L			L
Permitted	Floor	Lot Area	Lot	Yards		Yards	Yards	Height	Living
uses,	Area	(minimum, sq.	width	(minimu	(minimu	(minimu	(minim		Space
special	Ratio	ft.)	(minimu	m) Front	m)	m)	um)		(minimu
exception	(maximu		m, feet)	(ft)	Interior	Corner	Rear		m gross
uses, and	m)		,		Side (ft)	Side (ft)	(ft)		sq. ft.)
uses subject									- /
to specific									
standards									
All uses	2.0	1,500	20	1	0	2	30	3	
unless		,							
otherwise									
specified									
1 *	I	I	1	1	1	1	1	1	1

	• •	h	i	i					
0	2.0	No additional							Efficienc
above the		lot area							У
ground		requirement							apartmen
floor of non									t: 300 ⁴
-residential									One
uses									bedroom
									apartmen
									t: 450 ⁴
									Two-
									bedroom
									apartmen
									t: 600 ⁴
									Each
									additiona
									1
									bedroom
									: 150 ⁴
ACCESSO									
RY USES									
ACCESSO		1,800	20	<u>1</u>	0	2	30	<u>5</u>	
RY		SQUARE							
ATTACHE		FEET IN							
D		ADDITION							
DWELLIN		ТО							
G UNIT		PRINCIPAL							
		USE							
		REQUIREME							
		NT.							
ACCESSO		1,800	<u>20</u>	1	<u>0</u>	2	<u>2</u> ^{<u>6</u>}	<u>3, 7</u>	
RY		SQUARE							
DETACHE		FEET IN							
D		ADDITION							
DWELLIN		ТО							
G UNIT		PRINCIPAL							
		USE							
		NT.							
G UNIT ACCESSO RY DETACHE D DWELLIN		PRINCIPAL USE REQUIREME NT. 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME	<u>20</u>	<u>1</u>	<u>0</u>	2	<u>2</u> ^{<u>6</u>}	<u>3.7</u>	

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

2. Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Section Chapter 21.38.

3. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

4. The minimum space requirements may not be reduced by a variance from the Board of Appeals.

5. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.

6. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

21.50.220 - Bulk Regulations Table PM2 District.

	int. The n						1		aw as t		nsen.
Permitte					Yards			Open	Lot	Floor	Height
d uses,	Dimensio	Dimen	(minim	(minim	(minim	(minim	(minimu	Space	covera	Area	(maxi
special	ns	sions	um)	um)	um)	um)	m)	(mini	ge	Ratio	mum,
exceptio	(minimum	(minim	Front	Interio	Corner	Rear	Bufferyar	mum	(maxi	(maxim	stories
) Area (sq.				Side	(ft)	d			um)	and
and uses		Width		(ft)	(ft)			aped	,	,	feet)
	acres)	(ft)		(10)	(10)			area)			1000)
to		(10)						ureu)			
specific											
standard											
standara											
o D 11'	2 (00	50	20 ³	5 ⁴	15 ²	20	1				
	· 1	50	20 ^s	5 -	15 -	30	1.				
	dwelling						Adjacent				
	unit						to roads				
family							designate				
							d minor				
							arterial or				
							major				
							arterial in				
							the				
							Compreh				
							ensive				
							Plan: 50				
							foot				
							landscape				
							d				
							u bufferyar				
							d				
							adjacent				
							to				
							parking				
							or				
							parking				
							circulatio				
							n areas.				
							2.	15		2.0	
							Adjacent	percen			
								t of lot			
							roads: 20				
							foot				
							landscape				
							d				
							u bufferyar				
							d.				
	1		I	I	I		ч.				l

Dwellin	3 600	16	20 ³	1	5 ²	30	1.	15	2.0	<u> </u>
	5,000	10	20	1	3		1. Adjacent		2.0	
gs, single-							to roads	t of lot		
single-										
family							designate	area		
attached							d minor			
							arterial or			
							major			
							arterial in			
							the			
							Compreh			
							ensive			
							Plan: 50			
							foot			
							landscape			
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							adjacent			
							to			
							parking			
							or			
							parking			
							circulatio			
							n areas.			
							2.			
							Adjacent			
							to other			
							roads: 20			
							foot			
							landscape			
							d			
							u bufferyar			
							d			
1			I I				d.			1

Dwellin	3,600	25	25	5	15	30	1.	15	2.0	
							Adjacent	percen		
gs, single-							to roads	î of lot		
family							designate			
detache							d minor			
d							arterial or			
							major			
							arterial in			
							the			
							Compreh			
							ensive			
							Plan: 50			
							foot			
							landscape	;		
							d			
							bufferyar			
							d			
							adjacent			
							to			
							parking			
							or			
							parking			
							circulatio			
							n areas.			
							2.			
							Adjacent			
							to other			
							roads: 20			
							foot			
							landscape	;		
							d 1 cc			
							bufferyar			
							d.			

Dwellin	7,200	16	20 ³	5 ⁴	15 ²	30	1.	15	2.0	
gs, two-							Adjacent	percen		
family							to roads	t of lot		
							designate	area		
							d minor			
							arterial or			
							major			
							arterial in			
							the			
							Compreh			
							ensive			
							Plan: 50			
							foot			
							landscape			
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							adjacent			
							to			
							parking			
							or			
							parking			
							circulatio			
							n areas.			
							2.			
							Adjacent			
							to other			
							roads: 20			
							foot			
							landscape			
							d			
							bufferyar			
							d.			

Busines	3 acres ¹	40 5	25 ⁵	30 ⁵	30 ⁵	1.	15	33	0.6; 0.25	1 In
s uses		40	25	50	50	1. Adjacent				areas
s uses							t of lot		neighbor	
					1	designate			hood	nt to
						d minor	area	area	conveni	
										R1 and R2
						arterial or				
						major			shoppin	
						arterial in			g uses	s: 2.5
						the 1				stories
						Compreh				not to
						ensive				exceed
						Plan: 50				35 feet.
						foot				2. In
						landscape				areas
						d 1 cc				adjace
						bufferyar				nt to
						d				all
						adjacent				other
						to				district
						parking				s: four
						or				stories
						parking				not to
						circulatio				exceed
						n areas.				48 feet.
						2.				
						Adjacent				
						to other				
						roads: 20				
					1	foot				
					1	landscape				
					1	d				
						bufferyar				
					1	d.				

Offices,	3 acres^{1}	250	40 5	25 ⁵	30 ⁵	30 ⁵	1.	15	33	0.6	1. In
business	0 40100			–			Adjacent				areas
and								t of lot			adjace
professi							designate		area		nt to
onal							d minor				R1 and
							arterial or				R2
							major				district
							arterial in				s: 2.5
							the				stories
							Compreh				not to
							ensive				exceed
							Plan: 50				35 feet.
							foot				2. In
							landscape				areas
							d				adjace
							bufferyar				nt to
							d				all
							adjacent				other
							to				district
							parking				s: four
							or				stories
							parking				not to
							circulatio				exceed
							n areas.				48 feet.
							2.				
							Adjacent				
							to other				
							roads: 20 foot				
							landscape				
							d				
							u bufferyar				
							d.				
							u.				I I

a		1	1.0.5		a . 5	a o 5					 1
Offices,		50	40 5	25 ⁵	30 ⁵	30 ⁵	1.		33	0.6	1. In
nonprofi							Adjacent	percent	1		areas
t,							to roads	of lot	of lot		adjacen
educatio							designated	area	area		t to R1
							minor				and R2
nal,							arterial or				districts
cultural,											: 2.5
or civic							major				
							arterial in				stories
							the				not to
							Comprehe				exceed
							nsive				35 feet.
							Plan: 50				2. In
							foot				areas
							landscape				adjacen
							- ·				
							d 1 m				t to all
							bufferyard				other
							adjacent to				districts
							parking or				: four
							parking				stories
							circulation				not to
							areas. 2.				exceed
							Adjacent				48 feet.
							to other				10 1000.
							roads: 20				
							foot				
							landscape				
							d				
							bufferyard				
Educational	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk
and cultural							regulations	regulatio		regulations	regulation
institutions	shall be	s shall be	s shall be	s shall be	s shall be	s shall be	shall be	ns shall		shall be	s shall be
	determined						determined	be			determine
	through the						through the		0		d through
	site design	the site		the site	the site	the site	site design	ed	the site	site design	the site
	plan review	design	U U	design	design	design	plan review and/or		design plan	plan review and/or	design plan
	and/or planned	plan review	plan review	plan review	plan review	plan review	planned	the site design	review	planned	review
	development	and/or	and/or	and/or	and/or	and/or	4	plan	and/or	developmen	
	processes,	planned				planned	processes,	1		t processes,	
	pursuant to						pursuant to		developm	· ·	developm
	r Chapters	ent	ent	ent	ent	ent	Chapters	planned	ent	Chapters	ent
	21.22, and	processes,	processes	processes	processes	processes	21.22, and				processes,
	21.24	pursuant		, pursuant			21.24	ent	1	21.24	pursuant
		to		to	to	to		processes			to
		Chapters 21.22, and	Chapters	Chapters 21.22.	Chapters 21.22,	Chapters		, pursuant			Chapters
		21.22, and 21.24	21.22, and 21.24			21.22, and 21-24		to Chapters	21.22, and 21.24		21.22, and 21.24
		-1.2-1	unu 21.24	unu 21.24	unu 21.24	unu 21.24		21.22,	-1T		unu 21.27
								and 21.24			
•	•				•		•				

Religiou	20,000	90	40 ⁵	25 ⁵	30 ⁵	30 ⁵	1.			0.6	1. In
s								percent			areas
instituti									of lot		adjacen
ons							designated	area	area		t to R1
							minor				and R2
							arterial or				districts
							major				: 2.5
							arterial in				stories
							the				not to
							Comprehe				exceed 35 feet.
							nsive Plan: 50				2. In
							foot				areas
							landscape				adjacen
							d				t to all
							u bufferyard				other
							adjacent to				districts
							parking or				: four
							parking				stories
							circulation				not to
							areas. 2.				exceed
							Adjacent				48 feet.
							to other				
							roads: 20				
							foot				
							landscape				
							d				
							bufferyard				
ACCESS											
ORY											
USES											
ACCESS	1,800	<u>25</u>	<u>25</u>	<u>5</u>	<u>15</u>	30				<u>1.0 ⁷</u>	
	SQUARE			_							
	FEET IN										
HED	ADDITIO										
	N TO										
	PRINCIPA										
	L USE										
	REQUIRE										
	MENT.										8
ACCESS		<u>25</u>	<u>25</u>	<u>5</u> <u>6</u>	<u>15</u>	<u>2</u>					⊻
	SQUARE										
	FEET IN										
	ADDITIO										
	N TO										
	PRINCIPA										
UNIT	L USE										
	REQUIRE										
	MENT.										

Table Notes:

1. Separate parcels created and approved within a larger office or commercial development may be a minimum of ten thousand <u>10,000</u> square feet.

2. Buildings fifty <u>50</u> feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five <u>25</u> percent of the building width or thirty 30 percent of the building height, whichever is greater.

3. Plus one foot for each three feet by which the building width exceeds forty twenty-five 40 feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Transitional yards between nonresidential uses and residential districts may be required as set forth in the following table. Where transitional yards are provided they replace the yard requirements in the bulk regulations table.

6. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.

7. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT. 8. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

Situation	Required transitional yard (feet)	Additional requirements
Front yard coincides with an adjacent residential district	50	1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.
Interior side lot line coincides with a lot line in an adjacent residential district	30	1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.

	l	
an adjacent residential district	20	1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.
Rear yard coincides with a lot line in a residential district.	30	1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.
Uses permitted as a principal use in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2. These uses are identified on the Table of Uses for Commercial and Industrial Zoning Districts, Chapter 21.48.	minimum separation from any residential structures of 60 feet plus an	

21.50.240 - Bulk Regulations Table P District.

Permitted	Density	Lot	Lot	Yards	Yards	Yards	Yards	Height,
uses,	(minimum	Dimensions	Dimensio	(minimum	(minimum	(minimum	(minimum	Floor
special	sq. ft. lot	(minimum)	ns) Front (ft)) Interior) Corner	Rear (ft)	Area
exception	area per	Area (sq. ft.	(minimum	8	Side (ft)	Side (ft)	, ,	Ratio
uses, and	dwelling	or acres)) Width		2140 (11)	2140 (11)		(maximu
uses, and	unit)	of deresy	(ft)					m) ¹
	unit)		(11)					111)
subject to								
specific								
standards								
Clubs,		5,400	50	25 ³	10	20	30	1.8
recreationa								
l and social	l							
Day care		5,400	50	25	6	15	30	2.4
centers,		5,400	50	23	0	15	50	2.4
· · · ·								
group								
Dwellings,			50	20 ³	5 ⁴	15	30	2.4
multifamil								
У	1,400 ² 2							
Ĩ	or more							
	bedrooms:							
	1,800 ²							
D11			16	20 ³	5 ⁴	15	30	2.4
Dwellings,	3,000 -		16	20 5	5	15	30	2.4
single-								
family								
attached								
Dwellings,	3,600 ²		50	20 ³	54	15	30	
single-								
family								
detached								
Dwellings,	2600^{2}		50 ¹⁰	20 ³	5 ⁴	15	30	
Dwennigs,	5,000 -		30 5	20 -	5	13	50	
two-family								
Educationa	L	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk
1		regulations	regulation	regulation	regulation	regulation	regulation	regulation
institutions		shall be	s shall be	s shall be	s shall be	s shall be	s shall be	s shall be
		determined	determine	determine	determine	determine	determine	determine
		through the	d through	d through	d through	d through	d through	d through
		site design	- U	U	the site	<u> </u>		the site
1		plan review			design		design	design
		and/or	U U	plan	plan	plan	plan	plan
		planned	^	*	review	*	review	review
		^						and/or
		development			and/or		and/or	
		processes,	^	^	planned	<u>^</u>	*	planned
		pursuant to	-	developm	<u>^</u>		developm	-
		Chapters	ent	ent	ent	ent	ent	ent
		21.22, and	processes,	^	r			^
		21.24	pursuant	pursuant	pursuant	pursuant	pursuant	pursuant
			to	to	to	to	to	to
			Chapters	Chapters	Chapters	Chapters	Chapters	Chapters
			21.22, and					
								and 21.24
I	1	I.	I	I	I	I	I	I. ······

Governme	i	9	9	9	9	9	9	9
ntal uses								
Group		3,600 ²	50					2.4
homes		,						
Health and		10,000	70	25 ³	10 5	20	35	1.8
medical								
institutions								
Offices,			40	15 ³	10 ^{4, 6}	10	30	2.4 ⁷
business								
and								
profession								
al, and								
nonprofit,								
educationa								
l, cultural,								
or civic		••••	D 11	D 11	D 11	D 11	5 11	5 11
Planned		20,000	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk
developme				regulation				•
nts				s shall be determine				s shall be
				d through				
					the	the	the	the
				planned	planned	planned	planned	planned
			developm	1	4	*	developm	4
			ent,	ent,	ent,	ent,	ent,	ent,
			<i>,</i>	,	process,	process,	process,	process,
			r .	· ·	pursuant	pursuant	pursuant	pursuant
			to Chapter	to Chapter		to Chapter	to Chapter	to
			21.24.	21.24.	21.24.	21.24.	21.24.	Chapter
								21.24.
Religious		10,000	70	25 ³	10 5	20	35	1.8
institutions								
Undertakin	Requirem	Requirements	Requirem	Requirem	Requirem	Requirem	Requirem	2.0
g	ents shall	shall be	ents shall	ents shall	ents shall	ents shall	ents shall	
establishm		determined			be	be	be	
1		through the		determine				
	d through			d through				
parlors		exception and						
	exception			exception	^	· ·	<u> </u>	
		design review		and site	and site	and site	and site	
	plan	process	plan design	plan design	plan design	plan design	plan	
	design review		-	design review	design review	design review	design review	
	process						process	
I	process	I	process	Process	Process	Process	process	I

H		t		<u> </u>	H	1	ł	H 1
Other Uses		Bulk			Bulk	Bulk	Bulk	Bulk
		regulations					regulation	
		shall be				s shall be		s shall be
		determined		determine			determine	
		through the	d through	0	0			d through
		0						the site
	U	× ′	U	U	design	design	U	design
I P			1	1	plan	plan	plan	plan
1	review, or	exception	· · · · ·	· · ·	· · · · ·	· · ·	review, or	· · · ·
		processes,	*	*	*	special	*	special
	exception	pursuant to	exception	exception	exception	exception	exception	exception
	processes,	Chapters	processes,	processes,	processes,	processes,	processes,	processes,
		21.22, and	pursuant	pursuant	pursuant	pursuant	pursuant	pursuant
	to	21.26.	to	to	to	to	to	to
	Chapters							Chapters
	21.22, and		21.22, and	21.22, and	21.22, and		21.22, and	21.22,
	21.26.		21.26.	21.26.	21.26.	21.26.	21.26.	and
								21.26.
ACCESSO								
RY USES								
ACCESSO		1,800	50	20 <u>3</u>	5 <u>4</u>	15	30	
RY		SQUARE	<u>50</u>	<u>20</u> -	<u>5</u> -	<u>15</u>	<u>30</u>	
ATTACHE		FEET IN						
D		ADDITION						
D DWELLIN		TO						
G UNIT		PRINCIPAL						
GUNII		USE						
		REQUIREM						
		ENT.			- 6		-	
ACCESSO		1,800	<u>50</u>	<u>20</u>	<u>5</u> 5	<u>15</u>	<u>2</u>	
RY		SQUARE						
DETACH		FEET IN						
ED		ADDITION						
DWELLIN		ТО						
G UNIT ¹²		PRINCIPAL						
		USE						
		REQUIREM						
		ENT.						

Table Notes:

1. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

2. The minimum total zoning lot area is five thousand four hundred 5,400 square feet.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.

5. Plus one foot for each two feet by which the building height exceeds fifteen $\underline{15}$ feet.

6. Subject to Table Note 4, one interior side yard may be less than ten $\underline{10}$ feet, provided the sum of both side yards is at least ten $\underline{10}$ feet.

7. If seventy-five 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 3.0.

8. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to pursuant to Chapter 21.38.

9. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

10. If the lot is to be subdivided, a minimum lot width of thirty 30 feet per dwelling unit shall be provided.

11. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT. 12. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

21.50.250 - Bulk Regulations Table PM District.

Permitted				Yards		Yards		Floor	Height
uses,	(minim	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Area	(maximum,
		· /		m) Front	/	m)	/	Ratio	stories and
exception		Area (sq. ft.	(minimu	(ft)		Corner	(ft)	(maximu	feet)
uses, and	area	or acres)	m)		Side (ft)	Side (ft)		m)	
	per		Width						
3	dwellin		(ft)						
	g unit)								
standards									
Business			65	See table	See table	See table	30	0.75	1.
establishm				notes	notes	notes			Buildings
ent									with
									dormerless
									roofs with
									straight
									rafters
									pitched
									more than
									20 degrees
									shall have a
									maximum
									cornice line
									of 28 feet
									in height
									and a
									ridgeline of 38 feet in
									height. ³ 2. All other
									buildings:
									three
									stories not
									to exceed
							1	1	no checcu

Clubs,	5,400	50		e See table		30	0.75	1. Duitdin an
recreation			notes	notes	notes			Buildings
al and social								with dormerless
social								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. ³ 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.
Day care	5,400	50		e See table		30	0.75	1.
centers,			notes	notes	notes			Buildings
group								with
								dormerless
								roofs with
								straight
								rafters
								rafters pitched
								rafters pitched more than
								rafters pitched more than 20 degrees
								rafters pitched more than 20 degrees shall have a
								rafters pitched more than 20 degrees shall have a maximum
								rafters pitched more than 20 degrees shall have a maximum cornice line
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2.
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2.
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings:
								rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three

	1 0 0 0		a . 11	a . 11	a . 11	2.0	i	t. 1
Dwellings	1,800		See table			30		1. D-:11:
, 			notes	notes	notes			Buildings
multifamil								with
У								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. 3 2.
								All other
								buildings:
								three
								stories not
								to exceed
			 					35 feet.
Dwellings		3,600	See table			30	0.75	1.
, single-			notes	notes	notes			Buildings
family								with
attached								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. 3 2.
								All other
							1	Allouler
								1
								buildings:
								three
								three stories not
								three

Dwellings	3,600	50	See table			30	0.75	1.
, single-			notes	notes	notes			Buildings
family								with
detached								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. 3 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.
Dwellings	3,600	50 ¹	See table	See table	See table	30	0.75	1.
, two-			notes	notes	notes			Buildings
family								with
								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have
								maximum
								cornice lin
								of 28 feet
							1	in height
								and a
								and a
								ridgeline o
								ridgeline o 38 feet in
								ridgeline of 38 feet in height. ³ 2.
								ridgeline o 38 feet in height. ³ 2. All other
								ridgeline o 38 feet in height. ³ 2. All other buildings:
								ridgeline of 38 feet in height. ³ 2. All other
								ridgeline of 38 feet in height. ³ 2. All other buildings:
								ridgeline of 38 feet in height. ³ 2. All other buildings: three

Education	Bulk	Bu	112	Bulk	Bulk	Bulk	Bulk	Bulk
al								
	regulations							regulations
institution	shall be							shall be
s	determined	be				be		determined
	through the							through the
	site design	ed						site design
	plan review							plan review
	and/or	the	site	the site	the site	the site		and/or
	planned	des	sign	design	design	design	design	planned
	development	pla	n	plan	plan	plan	plan	developme
	processes,	rev	view	review	review	review	r	nt
	pursuant to					and/or		processes,
	Chapters							pursuant to
	21.22, and	<u>^</u>			<u>^</u>	•	^ ·	Chapters
	21.22, and 21.24	me	-	-	· ·	·	· ·	21.22, and
	21.24							
					processe			21.24
		s,		-	s,	s,	s,	
		ŕ		•	pursuant	^	^	
		to				to	to	
			-	-	Chapters			
			,			21.22,	21.22,	
		and	1			and	and	
		21.	24	21.24	21.24	21.24	21.24	
Governme	2	² See	e table	See table	See table	30	0.75	1.
ntal uses		not			notes			Buildings
								with
								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. 3 2.
								All other
								buildings:
								three
								stories not
								to exceed
1	1							35 feet.

Group homes	3,600	50	See table notes	See table notes	See table notes	30	0.75	1. Buildings
nomes			notes	notes	notes			Buildings
								with dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in $1 \times 1 \times 3 \times 2$
								height. 3 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.
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or civic								20 degrees shall have a
								maximum
								cornice line
								of 28 feet
								in height and a
								ridgeline of
								38 feet in
								height. ³ 2.
								All other
								buildings:
								three
								stories not
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Planned developm ents	10,000	65		See table notes	See table notes	30		1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings:
Religious	10,000	50		See table notes	See table notes	30	0.75	buildings: three stories not to exceed 35 feet. 1. Buildings
S			notes	notes	notes			with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three stories not to exceed 35 feet.
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ACCESS ORY ATTACH ED DWELLI NG UNIT	I,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	50	SEE TABLE NOTES	SEE TABLE NOTES	SEE TABLE NOTES	30		1.BUILDINGS WITHDORMERLESSROOFSWITHSTRAIGHTRAFTERSPITCHEDMORETHAN 20DEGREESSHALLHAVE AMAXIMUMCORNICELINE OF28 FEETINHEIGHTAND ARIDGELINE OF 38FEET INHEIGHT. ³ 2. ALLOTHERBUILDINGS:THREESTORIESNOT TOEXCEED35 FEET.
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Table Notes:

1. If the lot is to be subdivided, a minimum lot width of twenty-five 25 feet per dwelling unit shall be provided.

2. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

3. Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline to forty-five 45 feet upon findings that this would achieve a roof slope more compatible with

adjacent structures and character. In no case shall the structure be more than three stories in height.

4. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

5. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT.

Front yard requirements

1. The required front yard is the greater of twenty feet <u>25</u> or the average setback of all structures located on parcels on the same block which THAT lie within three hundred<u>300</u> feet of either side of the property. If four or more lots are available for computation, the largest and smallest setbacks may be excluded (but not one or the other).

2. Buildings fifty 50 feet or more in width:

a. At least thirty-three <u>33</u> percent of the building façade shall be set back thirty-five <u>35</u> feet from the front property line or fifteen <u>15</u> feet from the average setback line, whichever is greater.

b. When located on more than one lot of record, the building façade shall reflect the scale and massing of the property as would occur if the lots were developed individually.

3. Pursuant to the administrative adjustment procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may allow the front yard setback to be established by drawing a straight line between existing buildings on both sides of the new building.

Interior side yard requirements:

1. Buildings two stories or less: ten10-foot side yard. Buildings over two stories: fifteen15-foot side yard.

2. For buildings fifty 50 feet or more in width:

a. Shall provide an additional one foot of side yard for each three feet the building width exceeds fifty 50 feet, and

b. At least thirty-three 33 percent of the side building façade shall be set back an additional ten 10 feet from the side property line.

Corner side yard requirements:

1. The required corner side yard is the greater of:

a. Buildings two stories or less: ten <u>10</u> feet; buildings over two stories: fifteen <u>15</u> feet, or

b. For buildings fifty 50 feet or more in width: a minimum twenty-five 25 percent of the lot width.

2. For buildings fifty 50 feet or more in width:

a. At least thirty-three <u>33</u> percent of the corner side building façade shall be set back an additional ten <u>10</u> feet from the corner side property line, and

b. When located on more than one lot of record, the building façade shall reflect the scale and massing of the property as would occur if the lots were developed individually.

Transitional Yard Requirements:

In addition to required yards, in the following cases transitional yards are required as set forth in the following table:

1. When a PM zoned parcel lies adjacent to a parcel which THAT is zoned predominantly for residential use (sixty <u>60</u> percent or more of the adjacent parcel is zoned for residential use), and

2. On parcels which THAT are split zoned. In this case fifty 50 percent of the transitional yard requirement may be provided within the residentially zoned portion of the parcel.

Situation	Required transitional yard	Additional requirements
Front yard coincides with an adjacent residential district.	Same front yard as is required in the adjacent residential district.	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.
Interior side lot line coincides with either a side or rear lot line in an adjacent residential district.	15-foot side yard	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

Corner side yard coincides with an adjacent residential district.	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.
Rear yard coincides with either the side or rear lot line in an adjacent residential district.	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

21.50.260 - Bulk Regulations Table MX District.

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Permitt	Lot	Lot	Require	Minimum	Floor	Height	Location	Open	Living
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Table Notes:

1. This yard is a transitional yard; planting or screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process. Notwithstanding the provisions of Section 21.60.090, no obstruction (as defined by Section 21.60.090) may be located in a required yard, other than the required planting or screening. 2. The yard and setback requirements do not apply to the adaptive reuse of an existing structure provided that:

a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and

b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations. 3. The FAR limitations do not apply to the rehabilitation of an existing structure. As used in this subsection, "rehabilitation" is limited to the remodeling, renovation, alteration or reconstruction of an interior of the existing structure without any change in the bulk of the structure and without any remodeling, renovation, alteration or reconstruction of the structure's exterior, excepting minor cosmetic repairs and routine maintenance.

4. The commercial use space shall have a minimum height of twelve <u>12</u> feet and a minimum depth of twenty-five <u>25</u> feet. Noncommercial uses that may be included in this façade are limited to: i) one driveway, up to thirty-three<u>33</u> feet wide, required for access to parking; ii) space required for a lobby; and iii) space required for access to upper floor uses.

5. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

6. The setback is measured to the principal elements of the front façade at its closest point to the curb.

7. Open space must be permanently dedicated to use in common.

8. The height of rooftop accessory structures, including, but not limited to, utility penthouses and architectural appurtenances shall not exceed twelve <u>12</u> feet above the maximum height under this section. No accessory structures shall exceed twenty-five <u>25</u> percent of the rooftop area on which it is affixed, except that accessory structures exceeding this height and/or area requirement may be allowed as a special exception subject to the provisions of Chapter 21.26.

9. In planned developments with a minimum lot size of five acres, "Theaters, Indoor" and "Accessory Structures" such as clock towers, attached to office and/or retail Structures shall not exceed one hundred 100 feet in height.

10. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.

11. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT. 12. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

21.50.270 - Bulk Regulations Table C2P District.

Permitted uses, special exception uses, and uses subject to specific standards All uses	Floor Area Ratio (maximu m) 2.0	Lot Area (minimum) (sq. ft.) 1,500		Yards (minimu m) Front (ft)	m) Interior	Yards (minimu m) Corner Side (ft) 2	Yards (minimu m) Rear (ft) 30		Living Space (minim um gross sq. ft.)
unless otherwise specified	2.0	1,300	20		U		50	Chapter 21.56 (Historic District)	
Dwellings above the ground floor of nonresident ial uses	2.0	No additional lot area requirement							Efficien cy apartme nt: 300 One bedroo m apartme nt: 450 Two- bedroo m apartme nt: 600 Each addition al bedroo m: 150
RY USES		1.000		1		2		~~~~	
ACCESSO RY ATTACHE D DWELLIN G UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>20</u>	-	<u>0</u>		<u>30</u>	SEE CHAPTE R 21.56 (HISTOR IC DISTRIC T)	

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Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

Chapter 21.64 - Standards for Uses Subject to Standards SECTION 21.64.005 - PURPOSE AND APPLICATION OF STANDARDS.

- A. THIS CHAPTER LISTS THE STANDARDS THAT APPLY TO USES LISTED AS SUBJECT TO STANDARDS IN THE USE TABLES CHAPTER 21.48 OF THIS ZONING CODE.
- B. IN THE CASE OF A USE REQUIRING SPECIAL EXCEPTION APPROVAL, THE STANDARDS FOR THE USE SET FORTH IN THIS CHAPTER SHALL BE MET IN ADDITION TO THE GENERAL STANDARDS FOR APPROVING A SPECIAL EXCEPTION.

Section 21.64.010 - Purpose and application of standards.

- A. This chapter lists the standards that apply to uses listed as subject to standards in the use tables Chapter 21.48 of this Zoning Code.
- B. In the case of a use requiring special exception approval, the standards for the use set forth in this chapter must be met in addition to the general standards for approving a special exception.

Section 21.64.010 - ACCESSORY ATTACHED DWELLING UNIT AND ACCESSORY DETACHED DWELLING UNIT

- A. THE RECORD OWNER OF THE PROPERTY SHALL RESIDE ON THE PREMISES.
- B. THE ACCESSORY DWELLING UNIT, WHETHER ATTACHED OR DETACHED, MAY NOT EXCEED 1,000 SQUARE FEET.
- C. ONLY ONE ACCESSORY DWELLING UNIT IS PERMITTED PER PRINCIPAL USE
- D. THE PROPERTY OWNER SHALL MAINTAIN A VALID USE AND OCCUPANCY PERMIT FOR THE ACCESSORY DWELLING UNIT IN ACCORDANCE WITH CHAPTER 21.12, USE AND OCCUPANCY PERMITS.
- E. IF THE PRINCIPAL USE REQUIRES A SPECIAL EXCEPTION APPROVAL, THE ACCESSORY USE REQUIRES A SPECIAL EXCEPTION APPROVAL.

Chapter 21.66 - PARKING AND LOADING REGULATIONS Section 21.66.130 - Table of off-street parking requirements.

Use	Standard	Additional Provisions
Amusement establishments, indoor.	Number of spaces to be determined through the use and site development plan approval process. Guidelines for determining the appropriate number of parking spaces are: Amusement Arcades: one vehicle parking space per four amusement machines, plus one bicycle parking space per machine. Pools and rinks: Spaces sufficient to serve 30 percent of the capacity in persons of the facility. Additional spaces for auxiliary uses such as bars, and restaurants: one space per 300 hundred square feet.	
Animal hospitals, including veterinarian offices	Two spaces per employee.	
Apartment hotels	One space per dwelling unit or lodging room.	
Lodging rooms located in apartment hotels	One space per three rooms.	
Bakeries	One space per 200 square feet.	
Banks and financial institutions	One space per 300 square feet.	
Bars and taverns	Spaces equal to 30 percent of the capacity in persons.	
Bed and Breakfast		
Homes	NT ' 1	
C1 and C1A districts	None required.	Bed and breakfast homes without off-street parking must SHALL purchase City garage parking passes for guests.
	One or two guest rooms: one space. Three guest rooms: three spaces. Four guest rooms: four spaces. Five guest rooms: five spaces.	
R-3-Neighborhood Conservation district	One space per guest room, one space for owner and one space per nonresidential employee.	
Boat showrooms	Two spaces per employee.	
Building material sales	One space per two employees, plus one space for each 300 square feet of gross floor area in excess of 4,000 square feet	
Clubs, lodges and meeting halls.	Spaces sufficient to serve 30 percent of the capacity in persons of the facility, plus one space per lodging room, if provided.	
Conference facilities	Spaces sufficient to serve 30 percent of the capacity in persons of the facility.	

Contractors', architects' and engineers' offices, shops and yards	I-1 district: one space per two employees. Other districts: one space per employee.	
Day care, family	One space per nonresidential employee.	
Day care centers, group	One space per five children.	
Delicatessens	See Restaurants.	
Dwellings		
DWELLING UNIT, ACCESSORY ATTACHED AND DETACHED	ONE SPACE PER ACCESSORY UNIT IN ADDITION TO OTHERWISE REQUIRED PARKING	
Dwellings, multi-family	C1, C2P, P, PM2 districts: one space per dwelling unit. BCE district: 1.8 spaces per dwelling unit. Other districts 1.5 spaces per dwelling unit.	
Dwellings, multi-family containing six or fewer dwelling units	One space per dwelling unit.	This use is permitted subject to standards in the R3-Neighborhood Conservation district.
Dwellings, single-family attached	Two spaces per dwelling unit.	
Dwellings, single-family detached	R1B District: Two spaces per dwelling unit. Other districts: One space per dwelling unit.	
Dwellings, two-family	One space per dwelling unit.	
Dwellings above the ground floor of nonresidential uses	One space per dwelling unit.	
Dwellings for watchmen	One space per dwelling unit.	
Educational Facilities and Schools		
Colleges, private	One space per six students	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
Fraternities, sororities and dormitories	One parking space for each three active members or dormitory residents, plus one space for the manager.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four 24-hour period.
Gymnasiums, stadiums and grandstands	One space per eight seats.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
School, nursery or elementary	One space per two employees.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty four <u>24</u> -hour period.

Schools, middle, or high	One space per two employees, plus one space per ten <u>10</u> (nonboarding) students.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
School auditoriums	One space per eight seats.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
Schools, commercial, trade, vocational, music, dance, or art	BCE district: one space per employee. Other districts: one space per two employees, plus one space per five students.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty four 24-hour period.

Table Notes:

1. Calculation Rules.

A. Unless stated otherwise in the table, when the standard is given in square feet the standard means the number of parking spaces per square footage of gross floor area. See THE definition of "floor area" in Division VI for areas to be included in the calculation. B. When the number of off-street parking spaces required by the table results in a fraction, any fraction of one-half or less may be disregarded, while AND a fraction over one-half is counted as one parking space.

C. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

2. *Drive-In Businesses*. Stacking spaces, equal in number to five times the maximum capacity of a drive-in business, for automobiles awaiting entrance into the drive-in business, shall be provided.

3. Use Not Included in the Table. Alternative parking and loading standards may be proposed for uses not included in the table, pursuant to Section 21.66.040.

4. *C2 and C2A Districts*. Off-street parking facilities are not required in the C2 or C2A districts except that uses containing twenty thousand 20,000 feet or more of floor area must SHALL provide twenty 20 parking spaces, plus one space for each additional five hundred 500 square feet of floor area.

5. *MX District*. Unless alternative parking standards are approved by the Department of Planning and Zoning pursuant to Section 21.66.040, commercial uses not specifically enumerated in the Table of Off-Street Parking Requirements shall provide one parking space for each three hundred <u>300</u> square feet of gross floor area.

6. *WMC District*. Off-street parking facilities are not required in the WMC District except that (1) uses containing fifteen thousand 15,000 feet or more of floor area must SHALL provide fifteen 15 parking spaces, plus one space for each additional five hundred 500 square feet of floor area, and (2) parking shall be provided for exterior maritime uses as set forth in Section 21.66.130.

Chapter 21.72 - TERMS AND DEFINITIONS Section 21.72.010 - Terms.

- A. **Construction**. In the construction of this Zoning Code, the rules and definitions contained in this chapter shall be observed and applied, except when the context clearly indicates otherwise.
- B. **Definitions**. Except as provided for elsewhere in this Zoning Code, terms used in this Zoning Code shall have the definition provided in any standard dictionary, unless specifically defined below or in any other provision of this Zoning Code.

C. Generic Definitions.

1. Purpose of Generic Definitions. Certain terms in this chapter are defined to be inclusive of many uses in order to eliminate overly detailed listings of uses in the zoning districts established by this title. These terms are referred to in this title as "generic" definitions. Examples of generic definitions used in this title are "retail goods establishment," "amusement establishment" and "light manufacturing."

- 2. Components of Generic Definitions. A generic definition has three components: (1) a brief listing of examples of uses intended to be included within the scope of the definition; (2) an identification (where appropriate) of certain uses which THAT are not meant to be included by the term; and (3) a statement that for the purposes of each zoning district, any other uses specifically listed within the particular zoning district shall not be construed as falling within the generic definition.
- 3. Uses Not Listed or Not Within Scope of Generic Definition. A use which THAT is not specifically listed in a zoning district, or which THAT does not fall within a generic definition as defined in this chapter, or as interpreted by the Director of Planning and Zoning pursuant to Chapter 21.16 is prohibited.

D. List of Definitions.

<u>**REVISOR'S NOTE</u>**: In this section, the terms "Accessory Attached Dwelling Unit" and "Accessory Detached Dwelling Unit" are added.</u>

No other changes are made.

Accessory building or use. See Use, accessory.

"ACCESSORY ATTACHED DWELLING UNIT," SEE "DWELLING UNIT, ACCESSORY ATTACHED"

"ACCESSORY DETACHED DWELLING UNIT," SEE "DWELLING UNIT, ACCESSORY DETACHED"

"Dwelling" means a building, or portion of a building, designed or used exclusively for residential occupancy. Includes the following unit types:

- a. Single-family detached dwellings,
- b. Single-family attached dwellings,
- c. Multifamily dwellings,
- d. Two-family dwellings, and
- e. Dwellings above the ground floor of nonresidential uses-,
- F. ACCESSORY ATTACHED DWELLING UNITS, AND
- G. ACCESSORY DETACHED DWELLING UNITS"

The term "dwelling" does not include house trailers and hotels.

Dwelling, Multi-Family. See illustration. "Multi-family dwelling" means a building, or portion of a building, containing three or more dwelling units.

Dwelling, Single-Family Detached. See illustration. "Single-family detached dwelling" means a building containing one dwelling unit that is surrounded entirely by open space on the same lot.

Dwelling, Single-Family Attached. See illustration. "Single-family attached dwelling" means one of a series of two or more dwellings that can be joined to another dwelling at one or more sides by a party wall or walls, with each unit having its own separate exterior entrance(s). For example, townhouse, rowhouse, two-family dwelling, and quadraplex units are single-family attached dwellings.

Dwelling, Two-Family. See illustration. "Two-family dwelling" means a building containing two dwelling

units. Examples:

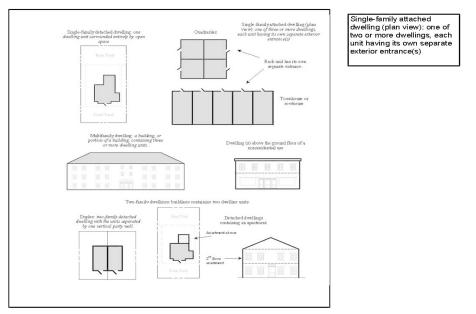
a. A detached dwelling containing an apartment is a two-family detached dwelling.

b. A duplex is a two-family detached dwelling with the units separated by one vertical party wall without openings extending from the basement floor to the roof along the dividing lot line.

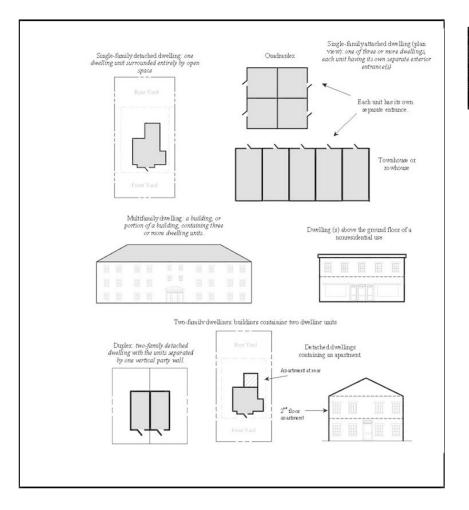
"Dwelling unit" means any habitable room or a group of adjoining habitable rooms located within a dwelling and forming a single unit with facilities which are used or intended to be used for living, sleeping, cooking and eating of meals.

Explanation:

UPPERCASE indicates matter added to existing law. Strikethrough indicates matter stricken from existing law. Underlining indicates amendments.



Illustrations for dwelling unit definitions



Single-family attached dwelling (plan view): one of two or more dwellings, each unit having its own separate exterior entrance(s)

"DWELLING UNIT, ACCESSORY ATTACHED" MEANS AN INDEPENDENT SELF-CONTAINED DWELLING UNIT LOCATED WITHIN A SINGLE-FAMILY DETACHED DWELLING.

"DWELLING UNIT, ACCESSORY DETACHED" MEANS AN INDEPENDENT SELF-CONTAINED DWELLING UNIT LOCATED ON THE SAME LOT AS A SINGLE-FAMILY DETACHED DWELLING.

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that this ordinance shall take effect from the date of its passage.

> **Explanation:** UPPERCASE indicates matter added to existing law.