

**..Title**

**Bulk Regulations for Educational Institutions** – For the purpose of amending the bulk regulations for educational institutions to allow for a flexible design-oriented approach to the development or redevelopment of schools.

**..Body**

CITY COUNCIL OF THE  
**City of Annapolis**

**Ordinance 15-14 Amended**

**Introduced by: Alderman Paone**

**Referred to  
Planning Commission  
Rules and City Government**

**A ORDINANCE** concerning

**Bulk Regulations for Educational Institutions**

**FOR** the purpose of amending the bulk regulations for educational institutions to allow for a flexible design-oriented approach to the development or redevelopment of schools.

**BY** repealing the following sections from the Code of the City of Annapolis, 2013 Edition

- Section 21.50.010
- Section 21.50.020
- Section 21.50.030
- Section 21.50.040
- Section 21.50.050
- Section 21.50.060
- Section 21.50.070
- Section 21.50.080
- Section 21.50.090
- Section 21.50.100
- Section 21.50.110
- Section 21.50.120
- Section 21.50.130
- Section 21.50.140
- Section 21.50.150
- Section 21.50.160
- Section 21.50.170

Section 21.50.180  
Section 21.50.190  
Section 21.50.200  
Section 21.50.210  
Section 21.50.220  
Section 21.50.230  
Section 21.50.240  
Section 21.50.250

**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:

**21.50.010 Bulk Regulations Table R1 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Dimensions (minimum) Area (sq. ft. or acres) <sup>4</sup>   | Lot Dimensions (minimum) Width (ft)   | Yards (minimum) Front (ft) <sup>5</sup>   | Yards (minimum) Interior Side (ft) <sup>6</sup>   | Yards (minimum) Corner Side (ft) <sup>6</sup>   | Yards (minimum) Rear (ft)   | Height, Coverage, Floor Area Ratio (maximum) Height (stories and feet) <sup>8</sup> | Height, Coverage, Floor Area Ratio (maximum) Maximum Lot Coverage (percent) | Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio   | Open Space (minimum, percent) |
|--|---|---|---|---|---|---|---|---|---|-------------------------------|
| Cemeteries   | 5 acres   | 200   |   |   |   |   |   |   |   |                               |
| Day care centers, group  | 7,000   | 60  | 25  | 8   | 20  | 30  | 2.5 stories not to exceed 35 feet   |   |   |                               |
| Dwellings, single-family detached  | 7,000   | 60  | 25  | 8   | 20  | 30  | 2.5 stories not to exceed 35 feet   | 30  |   |                               |
| Educational institutions   | 5 acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |   |   | 0.4<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |                               |
| Governmental uses  | 7   | 7   | 7   | 7   | 7   | 7   | 7   | 7   | 7   | 7                             |
| Health and medical institutions  | 40,000  | 150   | 50 <sup>1</sup>   | 20 <sup>2</sup>   | 35 <sup>2</sup>   | 75  |   |   | 0.5   |                               |
| Inns   | 2 acres   |   | i. Minimum setback from any street: 50 ft<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30   | i. Minimum setback from any street: 50 ft<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30   | i. Minimum setback from any street: 50 ft<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30   | i. Minimum setback from any street: 50 ft<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30   | 2.5 stories not to exceed 35 feet   | 10  |   | 50                            |

|  |  |  | feet   | feet   | feet   | feet   |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill              | 5 acres  | 200  | 7  | 7  | 7  | 7  |  | 7  | 0.25   |  |
| Museums and art galleries  | 2 acres  | 150  | 50 <sup>1</sup>  | 20 <sup>2</sup>  | 35 <sup>2</sup>  | 75   |  |  | 0.4  |  |
| Philanthropic and charitable institutions  | 40,000   | 120  | 50 <sup>1</sup>  | 12 <sup>2</sup>  | 35 <sup>2</sup>  | 50   |  |  | 0.4  |  |
| Planned developments   | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs  | 40,000   | 120  | 7  | 7  | 7  | 7  |  |  | 0.4  |  |
| Religious institutions   | 40,000   | 120  | 50 <sup>1</sup>  | 12 <sup>2</sup>  | 35 <sup>2</sup>  | 50   |  |  |  |  |
| Accessory Uses   |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table      |  |  | 30   | 8 <sup>3</sup>   | 20   | 5  | 9  |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          |  |  |  |  |

|  |  |  |   |   |   |   |  |  |  |  |
|--|--|--|---|---|---|---|--|--|--|--|
| Mausoleums, crematories and columbariums in cemeteries |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines |  |  |  |  |
| Mooring slip   |  |  | No requirement  | No requirement  | No requirement  | No requirement  |  |  |  |  |

Notes

1. Plus one foot for each three feet by which the building width exceeds 40 feet.
2. Plus one foot for each two feet by which the building height exceeds 15 feet.
3. Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required. See illustration at [Section 21.60.100](#)
4. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 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 requirement set forth in the table, and the total of both side yards must equal at least 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. Except as provided in subsection (ii) of this note, no building shall exceed
  - i. 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, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
9. Within five feet of any property line except rear property lines adjacent to an alley:
  - i. 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 beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

**21.50.020 Bulk Regulations Table R1-A District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Dimensions (Minimum) Area (sq. ft. or acres) <sup>5</sup> | Lot Dimensions (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 | Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, | Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio | Open Space (minimum, (percent) |
|--|---|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|---|--|---|--------------------------------|
|--|---|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|---|--|---|--------------------------------|

|   |  |  |  |  |  |  | feet)                             | (percent)   |   |    |
|---|--|--|--|--|--|--|-----------------------------------|---|---|----|
| Cemeteries  | 5 acres  | 200  |  |  |  |  |                                   |   |   |    |
| Day care centers, group   | 21,780   | 100  | 40   | 12   | 25   | 40   | 2.5 stories not to exceed 35 feet | 30  |   |    |
| Dwellings, single-family detached   | 21,780   | 100  | 40   | 12   | 25   | 40   |                                   | 30  |   |    |
| Educational institutions  | 5 acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> |                                   | 60<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> | 0.25<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <del>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</del> |    |
| Governmental uses   | 6  | 6  | 6  | 6  | 6  | 6  | 6                                 | 6   | 6   | 6  |
| Health and medical institutions   | 2 acres  | 150  | 50 <sup>1</sup>  | 20 <sup>3</sup>  | 35 <sup>3</sup>  | 75   |                                   |   | 0.5   |    |
| Inns  | 2 acres  |  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | 2.5 stories not to exceed 35 feet | 10  |   | 50 |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill | 5 acres  | 200  | 6  | 6  | 6  | 6  |                                   | 6   | 0.25  |    |

|  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
| Museums and art galleries  | 2 acres  | 150  | 50 <sup>1</sup>  | 20 <sup>3</sup>  | 35 <sup>3</sup>  | 75   |  | 60   | 0.4  |  |
| Philanthropic and charitable institutions  | 40,000   | 120  | 50 <sup>1</sup>  | 12 <sup>3</sup>  | 35 <sup>3</sup>  | 50   |  | 60   | 0.4  |  |
| Planned developments   | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs  | 40,000   | 120  | 6  | 6  | 6  | 6  |  | 6  | 6  |  |
| Religious institutions   | 40,000   | 120  | 50 <sup>1</sup>  | 12 <sup>3</sup>  | 35 <sup>3</sup>  | 50   |  | 60   | 0.4  |  |
| Accessory Uses   |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table      |  |  | 45   | 12 <sup>4</sup>  | 25   | 5  |  |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          |  |  |  |  |
| Mausoleums, crematories and columbariums in cemeteries   |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          | Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines          |  |  |  |  |
| Mooring slip   |  |  | No requirement   | No requirement   | No requirement   | No requirement   |  |  |  |  |

Table Notes:

1. Plus one foot for each three feet by which the building width exceeds 40 feet.
2. Plus one foot for each two feet by which the building height exceeds 15 feet.
3. Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100
4. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by twenty percent.
5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

**21.50.030 Bulk Regulations Table R1-B District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Dimensions (minimum) Area, (sq. ft. or acres) <sup>5</sup>  | Lot Dimensions (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) |
|--|---|--|--|--|--|--|---|---|---|-------------------------------|
| Cemeteries   | 5 acres   | 200  |  |  |  |  |   |   |   |                               |
| Day care centers, group  | 12,500  | 80   | 30   | 10   | 15   | 40   | 2.5 stories not to exceed 35 feet                                       | 30  |   |                               |
| Dwellings, single-family detached  | 12,500  | 80 <sup>1</sup>  | 30   | 10   | 15   | 40   | 2.5 stories not to exceed 35 feet                                       | 30  |   |                               |
| Educational institutions   | 5 acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.24, AND</u> | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> |   | 60<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> | 0.25<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <u>AND/OR PLANNED DEVELOPMENT; OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26</u> |                               |



|   | <u>21.26</u>   |  |  |  | <u>21.26</u>   |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|
| Governmental uses   | 6  | 6  | 6  | 6  | 6  | 6  | 6  | 6  | 6  | 6  |
| Health and medical institutions   | 2 acres  | 150  | 50 <sup>2</sup>  | 20 <sup>3</sup>  | 35 <sup>3</sup>  | 75   |  |  | 0.5  |  |
| Inns  | 2 acres  |  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | 2.5 stories not to exceed 35 feet  | 10   |  | 50   |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill | 5 acres  | 200  | 6  | 6  | 6  | 6  |  | 6  | 0.25   |  |
| Museums and art galleries   | 2 acres  | 150  | 50 <sup>2</sup>  | 20 <sup>3</sup>  | 35 <sup>3</sup>  | 75   |  | 60   | 0.4  |  |
| Philanthropic and charitable institutions   | 40,000   | 120  | 50 <sup>2</sup>  | 20 <sup>3</sup>  | 35 <sup>3</sup>  | 50   |  | 60   | 0.4  |  |
| Planned developments  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs   | 40,000   | 120  | 6  | 6  | 6  | 6  |  | 6  | 6  |  |
| Religious institutions  | 40,000   | 120  | 50 <sup>1</sup>  | 12 <sup>2</sup>  | 35 <sup>2</sup>  | 50   |  | 60   | 0.4  |  |
| Accessory Uses  |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family  |  |  | 30   | 10 <sup>4</sup>  | 15   | 10   |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
| dwelling, other than as specified elsewhere in this table  |  |  |  |  |  |  |  |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. |  |  |  |  |
| Mausoleums, crematories and columbariums in cemeteries   |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. |  |  |  |  |
| Off-street parking spaces for single-family detached dwellings                                       |  |  | 10   | 10   | 5  | 5  |  |  |  |  |
| Mooring slip   |  |  | No requirement   | No requirement   | No requirement   | No requirement   |  |  |  |  |

Table Notes:

1. In addition, for waterfront lots, 40 feet at mean high water line.
2. Plus one foot for each three feet by which the building width exceeds 40 feet.
3. Plus one foot for each two feet by which the building height exceeds 15 feet.
4. Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required. See illustration at [Section 21.60.100](#)
5. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred feet, the required area may be reduced by twenty percent.
6. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

**21.50.040 Bulk Regulations Table R2 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to | Lot Dimensions (minimum) Area, (sq. ft. or acres) <sup>1</sup> | Lot Dimensions (minimum) Width, (ft) | Yards (minimum) Front (ft) <sup>6</sup> | Yards (minimum) Interior Side (ft) <sup>7</sup> | Yards (minimum) Corner Site (ft) <sup>7</sup> | Yards (minimum) Rear (ft) | Height, Coverage, Floor Area Ratio (maximum) | Height, Coverage, Floor Area Ratio (maximum) | Height, Coverage, Floor Area Ratio (maximum) | Open Space (minimum, percent) |
|---|--|--------------------------------------|---|---|---|---------------------------|--|--|--|-------------------------------|
|---|--|--------------------------------------|---|---|---|---------------------------|--|--|--|-------------------------------|

| specific standards  |   |   |   |   |   |   | Height, (stories and feet) <sup>8</sup> | Lot Coverage, (percent) | Floor Area Ratio  |    |
|---|---|---|---|---|---|---|---|-------------------------|---|----|
| Cemeteries  | 5 acres   | 200   |   |   |   |   |   |                         |   |    |
| Day care centers, group   | 5,400   | 50  | 25  | 6   | 15  | 30  | 2.5 stories not to exceed 35 feet       |                         |   |    |
| Dwellings, single-family detached   | 5,400   | 50  | 25  | 6   | 15  | 30  | 2.5 stories not to exceed 35 feet       |                         |   |    |
| Educational institutions  | 5 acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |   |                         | 0.4<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |    |
| Governmental uses   | 5   | 5   | 5   | 5   | 5   | 5   | 5                                       | 5                       | 5   | 5  |
| Health and medical institutions   | 40,000  | 120   | 50 <sup>2</sup>   | 15 <sup>3</sup>   | 35 <sup>3</sup>   | 50  |   |                         | 0.4   |    |
| Inns  | 2 acres   |   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | 2.5 stories not to exceed 35 feet       | 10                      |   | 50 |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill | 5 acres   | 200   | 5   | 5   | 5   | 5   |   |                         | 0.25  |    |
| Museums and   | 40,000  | 120   | 50 <sup>2</sup>   | 15 <sup>3</sup>   | 35 <sup>3</sup>   | 50  |   |                         | 0.4   |    |

|  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
| art galleries  |  |  |  |  |  |  |  |  |  |  |
| Philanthropic and charitable institutions  | 20,000   | 100  | 35 <sup>2</sup>  | 10 <sup>3</sup>  | 25 <sup>3</sup>  | 50   |  |  | 0.4  |  |
| Planned developments   | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs  | 20,000   | 100  | 5  | 5  | 5  | 5  |  |  | 0.4  |  |
| Religious institutions   | 20,000   | 100  | 35 <sup>2</sup>  | 10 <sup>3</sup>  | 35 <sup>3</sup>  | 40   |  |  | 0.4  |  |
| Stadium  | 50 acres   | 200  | 100  | 100  | 100  | 100  | 10   | 10   | 10   | 10   |
| Accessory Uses   |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table      |  |  | 30   | 6 <sup>4</sup>   | 15   | 2  | 9  |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       |  |  |  |  |
| Mausoleums, crematories and columbariums in cemeteries   |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       |  |  |  |  |
| Mooring slip   |  |  | No requirement   | No requirement   | No requirement   | No requirement   |  |  |  |  |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
2. Plus one foot for each three feet by which the building width exceeds 40 feet.
3. Plus one foot for each two feet by which the building height exceeds 15 feet.
4. 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](#)
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 requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.
8. Except as provided in subsection (ii) of this note, no building shall exceed
  - i. 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, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
9. Within five feet of any property line except rear property lines adjacent to an alley:
  - i. 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 beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.
10. Bulk regulations shall be determined through the special exception process, pursuant to [Chapter 21.22](#) of this Zoning Code.

**21.50.050 Bulk Regulations Table R2-NC District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Dimensions (minimum) Area, (sq. ft. or acres) <sup>1</sup> | Lot Dimensions (minimum) Width, (ft) | Yards (minimum) Front (ft) <sup>6</sup> | Yards (minimum) Interior Side (ft) <sup>7, 8</sup> | Yards (minimum) Corner Side (ft) <sup>7, 8</sup> | Yards (minimum) Rear (ft) | Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) <sup>9</sup> | Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent) | Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio | Open Space (minimum, percent) |
|--|--|--------------------------------------|---|--|--|---------------------------|--|--|---|-------------------------------|
| Bed and breakfast homes  | 5,400  | 50                                   | 25                                      | 6  | 15   | 30                        | 2.5 stories up to 26 feet or average on block face not to exceed 35 feet             |  |   |                               |

|  |  |  |  |  |  |  |  |    |   |    |
|--|--|--|--|--|--|--|--|----|---|----|
| Cemeteries   | 5 acres  | 200  |  |  |  |  |  |    |   |    |
| Day care centers, group  | 5,400  | 50   | 25   | 6  | 15   | 30   | 2.5 stories up to 26 feet or average on block face not to exceed 35 feet |    |   |    |
| Dwellings, single-family detached  | 5,400  | 50   | 25   | 6  | 15   | 30   | 2.5 stories up to 26 feet or average on block face not to exceed 35 feet |    |   |    |
| Educational institutions   | <del>5 acres</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | <del>200</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | <del>50 feet from all property lines</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | <del>50 feet from all property lines</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | <del>50 feet from all property lines</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | <del>50 feet from all property lines</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |  |    | 0.4<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |    |
| Governmental uses  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5   | 5  |
| Health and medical institutions  | 40,000   | 120  | 50 <sup>2</sup>  | 15 <sup>3</sup>  | 35 <sup>3</sup>  | 50   |  |    | 0.4   |    |
| Inns   | 2 acres  |  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet   | 2.5 stories up to 26 feet or average on block face not to exceed 35 feet | 10 |   | 50 |
| Institutions for the care or treatment of alcoholics, drug addicts and the | 5 acres  | 200  | 5  | 5  | 5  | 5  |  |    | 0.25  |    |

|  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
| mentally ill.  |  |  |  |  |  |  |  |  |  |  |
| Museums and art galleries  | 40,000   | 120  | 50 <sup>2</sup>  | 15 <sup>3</sup>  | 35 <sup>3</sup>  | 50   |  |  | 0.4  |  |
| Philanthropic and charitable institutions  | 20,000   | 100  | 35 <sup>2</sup>  | 10 <sup>3</sup>  | 25 <sup>3</sup>  | 50   |  |  | 0.4  |  |
| Planned developments   | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs  | 20,000   | 100  | 5  | 5  | 5  | 5  |  |  | 0.4  |  |
| Religious institutions   | 20,000   | 100  | 35 <sup>2</sup>  | 10 <sup>3</sup>  | 35 <sup>3</sup>  | 40   |  |  | 0.4  |  |
| Accessory Uses   |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than specified elsewhere in this table         |  |  | 30   | 6 <sup>4</sup>   | 15   | 2  | 10   |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       |  |  |  |  |
| Mausoleums, crematories and columbariums in cemeteries   |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       |  |  |  |  |
| Mooring slip   | No requirement   | No requirement   | No requirement   | No requirement   | No requirement   | No requirement   | No requirement   | No requirement   | No requirement   | No requirement   |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent. Garages are typically located at the rear of the property and, if attached, garages facing a public street shall 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 40 feet.
3. Plus one foot for each two feet by which the building height exceeds 15 feet.
4. 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](#)
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 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 requirement set forth in the table.
  - ii. Lots 50 feet or greater in width: the total of both side yards shall equal to or greater than 25 percent of the lot width.
8. Rearward building additions may maintain the side yard of the existing structure, except that if such 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 26 feet; or
    - (B) The average height of all structures on the block face measured to the highest point of the roof, except that the director of planning and zoning may allow a tolerance of no more than ten 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 tolerance shall 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, 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 lessen the potential impacts of building height;
    - (C) Roof and eave design are compatible with adjacent and nearby structures and, in the case of an addition, are compatible with the existing house.
10. Within two feet of any property line except rear property lines adjacent to an alley:
  - i. maximum cornice height of eight feet and maximum ridge height of 16 feet. 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 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 beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.



**21.50.060 Bulk Regulations Table R3 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit) | Lot Dimensions (minimum) Area (sq. ft. or acres) <sup>1</sup>   | Lot Dimensions (minimum) Width (ft)   | Yards (minimum) Front (ft) <sup>9</sup>   | Yards (minimum) Interior Side (ft) <sup>10, 15</sup>  | Yards (minimum) Corner Side (ft) <sup>10, 15</sup>  | Yards (minimum) Rear (ft)   | Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) <sup>11</sup> | Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent) | Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio  | Open Space (minimum, percent) |
|--|---|---|---|---|---|---|---|---|--|--|-------------------------------|
| Day care centers, group  |   | 5,400   | 50  | 25  | 6   | 15  | 30  |   |  | 0.75   |                               |
| Dwellings, multifamily   | 3,600 <sup>2</sup>  |   | 50  | 20 <sup>3</sup>   | 5 <sup>4</sup>  | 15 <sup>5</sup>   | 30  | 3.5 stories not to exceed 35 feet   |  | 1.2 <sup>8</sup>   |                               |
| Dwellings, single-family attached  | 3,600 <sup>2</sup>  |   | 16  | 20 <sup>3</sup>   |   | 15 <sup>5</sup>   | 30  | 3.5 stories not to exceed 35 feet   |  | 1.2 <sup>8</sup>   |                               |
| Dwellings, single-family detached  |   | 5,400   | 50  | 25  | 5   | 15  | 30  | 2.5 stories not to exceed 35 feet   |  | 1.0 <sup>8</sup>   |                               |
| Dwellings, two-family  |   | 7,200 <sup>14</sup>   | 50 <sup>14</sup>  | 25  | 5   | 15  | 30  | 2.5 stories not to exceed 35 feet   |  | 1.0 <sup>8</sup>   |                               |
| Educational institutions   |   | 5-acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |   |  | 0.75<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |                               |
| Governmental uses  |   | 13  | 13  | 13  | 13  | 13  | 13  | 13  | 13   | 13   | 13                            |
| Health and medical institutions  |   | 40,000  | 120   | 50 <sup>3</sup>   | 15 <sup>6</sup>   | 35 <sup>6</sup>   | 50  |   |  | 1.2  |                               |

|   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| Inns  |  | 2 acres  |  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | 2.5 stories not to exceed 35 feet  | 10   |  | 50   |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill         |  | 5 acres  | 200  | 13   | 13   | 13   | 13   |  |  |  |  |
| Museums and art galleries   |  | 40,000   | 120  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 35 <sup>6</sup>  | 50   |  |  | 1.0  |  |
| Philanthropic and charitable institutions   |  | 20,000   | 100  | 35 <sup>3</sup>  | 10 <sup>6</sup>  | 25 <sup>6</sup>  | 50   |  |  | 1.0  |  |
| Planned developments  |  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs   |  | 20,000   | 100  | 13   | 13   | 13   | 13   |  |  |  |  |
| Religious institutions  |  | 20,000   | 100  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 35 <sup>6</sup>  | 50   |  | 60   | 1.0  |  |
| Accessory Uses  |  |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table |  |  |  | 20   | 5 <sup>7</sup>   | 15   | 2  | 12   |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and         |  |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   | Minimum of 150 feet from the nearest residential property line, 25 feet from all   | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   |  |  |  |  |

|              |  |  |                |                |                |                |  |  |  |  |  |
|--------------|--|--|----------------|----------------|----------------|----------------|--|--|--|--|--|
| tennis clubs |  |  |                |                | others.        |                |  |  |  |  |  |
| Mooring slip |  |  | No requirement | No requirement | No requirement | No requirement |  |  |  |  |  |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
2. The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
5. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
6. Plus one foot for each two feet by which the building height exceeds 15 feet.
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 which 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. 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 requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.
11. Except as provided in subsection (ii) of this note, no building shall exceed
  - i. 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, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
12. Within five feet of any property line except rear property lines adjacent to i. an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.  
The cornice and ridge heights of an accessory structure may increase one foot ii. for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of sixteen 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 3,600 square feet and a minimum lot width of 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.

**21.50.070 Bulk Regulations Table R3-NC District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards  | Density (maximum expressed as minimum sq. ft. of lot area per dwelling unit) | Lot Dimensions (minimum) Area (sq. ft. or acres) <sup>1</sup>   | Lot Dimensions (minimum) Width (ft)   | Yards (minimum) Front (ft) <sup>9</sup>   | Yards (minimum) Interior Side (ft) <sup>10</sup>  | Yards (minimum) Corner Side (ft) <sup>10</sup>  | Yards (minimum) Rear (ft)   | Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) <sup>11</sup> | Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent) | Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio  | Open Space (minimum, percent) |
|---|--|---|---|---|---|---|---|---|--|--|-------------------------------|
| Day care centers, group   |  | 5,400   | 50  | 25  | 6   | 15  | 30  |   |  | 0.75   |                               |
| Dwellings, multifamily  | 3,600 <sup>2</sup>   |   | 50  | 20 <sup>3</sup>   | 5 <sup>4</sup>  | 15 <sup>5</sup>   | 30  | 3.5 stories not to exceed 35 feet   |  | 1.2 <sup>8</sup>   |                               |
| Dwellings, multifamily, containing six or fewer dwelling units (see also Chapter 21.64 Standards for Uses Subject to Standards) | 1,800  |   |   |   |   |   |   |   |  |  | 20                            |
| Dwellings, single-family attached   | 3,600 <sup>2</sup>   |   | 16  | 20 <sup>3</sup>   |   | 15 <sup>5</sup>   | 30  | 3.5 stories not to exceed 35 feet   |  | 1.2 <sup>8</sup>   |                               |
| Dwellings, single-family detached   |  | 5,400   | 50  | 25  | 5   | 15  | 30  | 2.5 stories not to exceed 35 feet   |  | 1.0 <sup>8</sup>   |                               |
| Dwellings, two-family   |  | 7,200 <sup>14</sup>   | 60 <sup>14</sup>  | 25  | 5   | 15  | 30  | 2.5 stories not to exceed 35 feet   |  | 1.0 <sup>8</sup>   |                               |
| Educational institutions  |  | 5-acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |   |  | 0.75<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |                               |
| Governmental uses   |  | 13  | 13  | 13  | 13  | 13  | 13  | 13  | 13   | 13   | 13                            |
| Health and medical  |  | 40,000  | 120   | 50 <sup>3</sup>   | 15 <sup>6</sup>   | 35 <sup>6</sup>   | 50  |   |  | 1.2  |                               |

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| Institutions   |  |  |  |  |  |  |  |  |  |  |  |
| Inns   |  | 2 acres  |  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | 2.5 stories not to exceed 35 feet  | 10   |  | 50   |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill              |  | 5 acres  | 200  | 13   | 13   | 13   | 13   |  |  |  |  |
| Museums and art galleries  |  | 40,000   | 120  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 35 <sup>6</sup>  | 50   |  |  | 1.0  |  |
| Philanthropic and charitable institutions  |  | 20,000   | 100  | 35 <sup>3</sup>  | 10 <sup>6</sup>  | 25 <sup>6</sup>  | 50   |  |  | 1.0  |  |
| Planned developments   |  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs  |  | 20,000   | 100  | 13   | 13   | 13   | 13   |  |  |  |  |
| Religious institutions   |  | 20,000   | 100  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 35 <sup>6</sup>  | 50   |  | 60   | 1.0  |  |
| Accessory Uses   |  |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table      |  |  |  | 20   | 5 <sup>7</sup>   | 15   | 2  | 12   |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.   |  |  |  |  |
| Mooring slip   |  |  |  | No requirement   | No requirement   | No requirement   | No requirement   |  |  |  |  |

Table Notes:



| specific standards                | dwelling unit)     |   |   |   |   |   |   | and feet) <sup>11</sup>           | (percent) |  |    |
|-----------------------------------|--------------------|---|---|---|---|---|---|-----------------------------------|-----------|--|----|
| Bed and breakfast homes           |                    | 5,400   | 50  | 25  | 5 <sup>10</sup>   | 15  | 30  | 2.5 stories not to exceed 35 feet |           | 1.0 <sup>8</sup>   |    |
| Day care centers, group           |                    | 5,400   | 50  | 25  | 6 <sup>10</sup>   | 15  | 30  |                                   |           | 0.75   |    |
| Dwellings, multifamily            | 3,600 <sup>2</sup> |   | 50  | 20 <sup>3</sup>   | 5 <sup>4</sup>  | 15 <sup>5</sup>   | 30  | 3.5 stories not to exceed 35 feet |           | 1.2 <sup>8</sup>   |    |
| Dwellings, single-family attached | 3,600 <sup>2</sup> |   | 16  | 20 <sup>3</sup>   |   | 15 <sup>5</sup>   | 30  | 3.5 stories not to exceed 35 feet |           | 1.2 <sup>8</sup>   |    |
| Dwellings, single-family detached |                    | 5,400   | 50  | 25  | 5 <sup>10</sup>   | 15  | 30  | 2.5 stories not to exceed 35 feet |           | 1.0 <sup>8</sup>   |    |
| Dwellings, two-family             |                    | 7,200 <sup>14</sup>   | 60 <sup>14</sup>  | 25  | 5 <sup>10</sup>   | 15  | 30  | 2.5 stories not to exceed 35 feet |           | 1.0 <sup>8</sup>   |    |
| Educational institutions          |                    | 5-acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>1</sub> AND/OR PLANNED DEVELOPMENT, <sub>1</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>1</sub> AND/OR PLANNED DEVELOPMENT, <sub>1</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>1</sub> AND/OR PLANNED DEVELOPMENT, <sub>1</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>2</sub> AND/OR PLANNED DEVELOPMENT, <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>1</sub> AND/OR PLANNED DEVELOPMENT, <sub>1</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 50 feet from all property lines<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>1</sub> AND/OR PLANNED DEVELOPMENT, <sub>1</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |                                   |           | 0.75<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sub>1</sub> AND/OR PLANNED DEVELOPMENT, <sub>1</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |    |
| Governmental uses                 |                    | 13  | 13  | 13  | 13  | 13  | 13  | 13                                | 13        | 13   | 13 |
| Health and medical institutions   |                    | 40,000  | 120   | 50 <sup>3</sup>   | 15 <sup>6</sup>   | 35 <sup>6</sup>   | 50  |                                   |           | 1.2  |    |
| Inns                              |                    | 2 acres   |   | i. Minimum setback from any street: 50  | i. Minimum setback from any street: 50  | i. Minimum setback from any street: 50  | i. Minimum setback from any street: 50  | 2.5 stories not to exceed 35      | 10        |  | 50 |

|   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
|   |  |  |  | feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet  | feet   |  |  |  |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill |  | 5 acres  | 200  | 13   | 13   | 13   | 13   |  |  |  |  |
| Museums and art galleries   |  | 40,000   | 120  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 35 <sup>6</sup>  | 50   |  |  | 1.0  |  |
| Philanthropic and charitable institutions   |  | 20,000   | 100  | 35 <sup>3</sup>  | 10 <sup>6</sup>  | 25 <sup>6</sup>  | 50   |  |  | 1.0  |  |
| Planned developments  |  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs   |  | 20,000   | 100  | 13   | 13   | 13   | 13   |  |  |  |  |
| Religious institutions  |  | 20,000   | 100  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 35 <sup>6</sup>  | 50   |  | 60   | 1.0  |  |
| Accessory Uses  |  |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings  |  |  |  | 20   | 5 <sup>7</sup>   | 15   | 2  | 12   |  | 0.25 of the principal structure  |  |
| Clubhouses and other structures on the grounds of private clubs, golf                   |  |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       | Minimum of 150 feet from the nearest residential property line, 25 feet from all others.                       |  |  |  |  |



|                                |  |  |  |                |                |                |                |  |  |  |  |
|--------------------------------|--|--|--|----------------|----------------|----------------|----------------|--|--|--|--|
| courses, polo and tennis clubs |  |  |  |                |                |                |                |  |  |  |  |
| Mooring slip                   |  |  |  | No requirement | No requirement | No requirement | No requirement |  |  |  |  |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
2. The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
5. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
6. Plus one foot for each two feet by which the building height exceeds 15 feet.
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 which 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. 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 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 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 building shall 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 16 feet. These limits are subject to adjustment in one of two ways:  
i. 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 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 two feet up to a maximum cornice height of 10 feet and a maximum ridge height of 20 feet.
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 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.



|   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| Health and medical institutions   |  | 40,000   | 120  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 5  | 50   |  |  | 1.2  |  |
| Inns  |  | 2 acres  |  | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet | 2.5 stories not to exceed 35 feet  | 10   |  | 50   |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill         |  | 5 acres  | 200  | 13   | 13   | 13   | 13   |  |  |  |  |
| Museums and art galleries   |  | 40,000   | 120  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 5  | 50   |  |  | 1.0  |  |
| Philanthropic and charitable institutions   |  | 20,000   | 100  | 35 <sup>3</sup>  | 10 <sup>6</sup>  | 5  | 50   |  |  | 1.0  |  |
| Planned developments  |  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>                                       | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u> |
| Recreational and social clubs   |  | 20,000   | 100  | 13   | 13   | 13   | 13   |  |  |  |  |
| Religious institutions  |  | 20,000   | 100  | 50 <sup>3</sup>  | 15 <sup>6</sup>  | 5  | 50   |  | 60   | 1.0  |  |
| Accessory Uses  |  |  |  |  |  |  |  |  |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table |  |  |  | 20   | 5 <sup>7</sup>   | 15   | 2  | 12   |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. |  |  |  |  |
| Mooring slip   |  |  |  | No requirement   | No requirement   | No requirement   | No requirement   |  |  |  |  |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
2. The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. The building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
5. Corner side yards are not required, except in the case where 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 15 feet.
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 which 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. 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 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 requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.
11. i. Except as provided in subsections (ii) and (iii) of this note, no building shall 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, 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 10 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 five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet. 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 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 beyond two feet up to a maximum height of two stories and/or a cornice height of sixteen 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 3,600 square feet and a minimum lot width of 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 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 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.

**21.50.100 Bulk Regulations Table R4 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit) | Lot Dimensions (minimum) Area (sq. ft. or acres) <sup>1</sup> | Lot Dimensions (minimum) Width (ft) | Yards (minimum) Front (ft)              | Yards (minimum) Interior Side (ft) <sup>12</sup> | Yards (minimum) Corner Side (ft) <sup>12</sup> | 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) |
|--|---|---|-------------------------------------|---|--|--|---|---|--|---|-------------------------------|
| Apartment hotels   | 1,700 <sup>2</sup>  |   | 40                                  | 20 <sup>3</sup>                         | 5 <sup>4</sup>                                   | 10 <sup>5</sup>                                | 30                                      |   |  | 2.0 <sup>6</sup>  |                               |
| Day care centers, group  |   | 5,400   | 50                                  | 25                                      | 6  | 15   | 30                                      |   |  | 0.75  |                               |
| Dwellings, multifamily   | 1,700 <sup>2</sup>  |   | 40                                  | 20 <sup>3</sup>                         | 5 <sup>4</sup>                                   | 10 <sup>5</sup>                                | 30                                      |   |  | 2.0 <sup>6,9</sup>  |                               |
| Dwellings, single-family attached  | 1,700 <sup>2</sup>  |   | 16                                  | 20 <sup>3</sup>                         |  | 10 <sup>5</sup>                                | 30                                      |   |  | 2.0 <sup>6,9</sup>  |                               |
| Dwellings, single-family detached  |   | 4,800   | 40                                  | 15                                      | 5  | 15   | 30                                      | 2.5 stories not to exceed 35 feet                                       |  | 1.0 <sup>9</sup>  |                               |
| Dwellings, two-family  |   | 4,800 <sup>11</sup>   | 40 <sup>11</sup>                    | 20 <sup>3</sup>                         | 5 <sup>4</sup>                                   | 10 <sup>5</sup>                                | 30                                      | 2.5 stories not to exceed 35 feet                                       |  | 1.0 <sup>9</sup>  |                               |
| Educational institutions   |   | 5 acres<br>BULK REGULATIONS                                   | 200<br>BULK REGULATIONS             | 50 feet from all property lines<br>BULK | 50 feet from all property lines<br>BULK          | 50 feet from all property lines<br>BULK        | 50 feet from all property lines<br>BULK |   |  | 0.75<br>BULK REGULATIONS                                      |                               |

|   |  |   |   |   |   |   |   |   |   |   |   |
|---|--|---|---|---|---|---|---|---|---|---|---|
|   |  | SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |   |   | SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |   |
| Governmental uses   |  | 10  | 10  | 10  | 10  | 10  | 10  | 10  | 10  | 10  | 10  |
| Health and medical institutions   |  | 40,000  | 120   | 50 <sup>3</sup>   | 15 <sup>7</sup>   | 35 <sup>7</sup>   | 50  |   |   | 1.8   |   |
| Inns  |  | 2 acres   |   | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet                              | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet                              | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet                              | i. Minimum setback from any street: 50 feet<br>ii. Minimum setback from adjacent single-family development: 75 feet<br>iii. All other yards: 30 feet                              | 2.5 stories not to exceed 35 feet   | 10  |   | 50  |
| Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill |  | 5 acres   | 200   | 10  | 10  | 10  | 10  |   |   |   |   |
| Museums and art galleries   |  | 40,000  | 120   | 50 <sup>3</sup>   | 15 <sup>7</sup>   | 35 <sup>7</sup>   | 50  |   |   | 1.0   |   |
| Philanthropic and charitable institutions   |  | 20,000  | 100   | 35 <sup>3</sup>   | 10 <sup>7</sup>   | 25 <sup>7</sup>   | 50  |   |   | 1.0   |   |
| Planned developments  |  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to | Bulk regulations shall be determined through the planned development process, pursuant to | Bulk regulations shall be determined through the planned development process, pursuant to <u>Chapter 21.24</u>  | Bulk regulations shall be determined through the planned development process, pursuant to |

|  |  |        |     |  |  |  |  | Chapter 21.24 | Chapter 21.24 |     | Chapter 21.24 |
|--|--|--------|-----|--|--|--|--|---------------|---------------|-----|---------------|
| Recreational and social clubs  |  | 20,000 | 100 | 10   | 10   | 10   | 10   |               |               |     |               |
| Religious institutions   |  | 20,000 | 100 | 35 <sup>3</sup>  | 10 <sup>7</sup>  | 25 <sup>7</sup>  | 40   |               |               | 1.0 |               |
| Accessory Uses   |  |        |     |  |  |  |  |               |               |     |               |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table      |  |        |     | 15   | 5 <sup>8</sup>   | 10   | 2  |               |               |     |               |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |        |     | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. |               |               |     |               |
| Mooring slip   |  |        |     | No requirement   | No requirement   | No requirement   | No requirement   |               |               |     |               |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred feet, the required area may be reduced by twenty percent.
2. The minimum total zoning lot area is 4,800 square feet. If 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be 1,000 square feet per dwelling unit.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
5. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
6. If 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 2.2.
7. Plus one foot for each two feet by which the building height exceeds 15 feet.
8. 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](#)
9. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which 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.
10. As specified by the decision-making body or official through the zoning decision-making 10 process set forth in Division II, Administration.

11. If the lot is to be subdivided, a minimum lot area of 2,400 square feet and a minimum lot width of 30 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.

**21.50.110 Bulk Regulations Table R4-R District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit) | Lot Dimensions (minimum) Area (sq. ft. or acres) <sup>1</sup>  | Lot Dimensions (minimum) Width (ft)  | Yards (minimum) Front (ft) <sup>12</sup>  | Yards (minimum) Interior Side (ft) <sup>13</sup>   | Yards (minimum) Corner Side (ft)  | Yards (minimum) Rear (ft) <sup>15</sup> | Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) <sup>16</sup> | Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent) | Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio   | Open Space (minimum, percent) |
|--|--|--|--|---|--|---|---|---|--|---|-------------------------------|
| Apartment hotels   | 1,700 <sup>2</sup>   |  | 40   | 20 <sup>3</sup>   | 5  | 14  | 30                                      |   |  | 2.0 <sup>6,9</sup>  |                               |
| Day care centers, group  |  | 5,400  | 50   | 25  | 5  | 14  | 30                                      |   |  | 0.75  |                               |
| Dwellings, multifamily   | 1,700 <sup>2</sup>   |  | 40   | 20 <sup>3</sup>   | 5  | 14  | 30                                      |   |  | 2.0 <sup>6,9</sup>  |                               |
| Dwellings, single-family attached  | 1,700 <sup>2</sup>   |  | 16   | 20 <sup>3</sup>   |  | 14  | 30                                      |   |  | 2.0 <sup>6,9</sup>  |                               |
| Dwellings, single-family detached  |  | 4,800  | 40   | 15  | 5  | 14  | 30                                      | 2.5 stories not to exceed 35 feet   |  | 1.0 <sup>9</sup>  |                               |
| Dwellings, two-family  |  | 4,800 <sup>11</sup>  | 40 <sup>11</sup>   | 20 <sup>3</sup>   | 5  | 14  | 30                                      | 2.5 stories not to exceed 35 feet   |  | 1.0 <sup>9</sup>  |                               |
| Educational institutions   |  | 5 acres<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | 200<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | 50<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | 5<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | 14<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, |   |   |  | 0.75<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, |                               |





|  |  |  |  |  |  |  |  |    |  |  |  |
|--|--|--|--|--|--|--|--|----|--|--|--|
| Uses   |  |  |  |  |  |  |  |    |  |  |  |
| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table      |  |  |  | 15   | 5 <sup>6</sup>   | 10   | 2  | 17 |  |  |  |
| Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs |  |  |  | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. | Minimum of 150 feet from the nearest residential property line, 25 feet from all others. |    |  |  |  |
| Mooring slip   |  |  |  | No requirement   | No requirement   | No requirement   | No requirement   |    |  |  |  |

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 is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
2. The minimum total zoning lot area is 4,800 square feet. If 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be 1,000 square feet per dwelling unit.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
5. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
6. If 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 2.2.
7. Plus one foot for each two feet by which the building height exceeds 15 feet.
8. 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](#)
9. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which 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.
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 2,400 square feet and a minimum lot width of 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 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 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 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 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 building shall 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, 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 10 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: maximum cornice height of eight feet and maximum ridge height of 16 feet. 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 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 beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

**21.50.120 Bulk Regulations Table C1 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit) | Lot Dimensions (minimum) Area (sq. ft. or acres) | Lot Dimensions (minimum) Width (ft) | Yards (minimum) Front (ft) | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Height, maximum (feet) |
|--|----------------------------|---|--|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|------------------------|
| Bed and breakfast homes  | 2.0                        |   | 3,600  | 25                                  | <sup>1</sup>               | <sup>2</sup>                       | <sup>3</sup>                     | 30                        | <sup>4</sup>           |
| Day care centers, group  | 2.0                        |   | 3,600  | 25                                  | <sup>1</sup>               | <sup>2</sup>                       | <sup>3</sup>                     | 30                        | <sup>4</sup>           |

|   |   |       |  |  |   |   |   |  |   |
|---|---|-------|--|--|---|---|---|--|---|
| Dwellings, multifamily                    | 2.0   | 1,800 | 3,600  | 25   | 1   | 2   | 3   | 30   | 4   |
| Dwellings, single-family attached         | 2.0   | 1,800 | 3,600  | 25   | 1   | 2   | 3   | 30   | 4   |
| Dwellings, single-family detached         | 2.0   |       | 3,600  | 25   | 1   | 2   | 3   | 30   | 4   |
| Dwellings, two-family                     | 2.0   | 1,800 | 3,600  | 25   | 1   | 2   | 3   | 30   | 4   |
| Educational institutions                  | 2.0<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |       | 20,000<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 90<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 4<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 2<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 3<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 30<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 4<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |
| Governmental uses                         | 2.0   |       | 10,000   | 70   | 1   | 2   | 3   | 30   | 4   |
| Group homes                               | 2.0   |       | 3,600  | 25   | 1   | 2   | 3   | 30   | 4   |
| Health and medical institutions           | 2.0   |       | 10,000   | 70   | 1   | 2   | 3   | 30   | 4   |
| Museums and art galleries                 | 2.0   |       | 20,000   | 90   | 1   | 2   | 3   | 30   | 4   |
| Philanthropic and charitable institutions | 2.0   |       | 5,400  | 50   | 1   | 2   | 3   | 30   | 4   |
| Religious institutions                    | 2.0   |       | 10,000   | 70   | 1   | 2   | 3   | 30   | 4   |
| Accessory Uses                            |   |       |  |  |   |   |   |  |   |
| Accessory buildings and structures        | 2.0   |       | Per the principal use  | Per the principal use  | 1   | 5 <sup>5</sup>  | 3   | 2  | 4   |
| Mooring slip                              |   |       |  |  | No requirement  | No requirement  | No requirement  | No requirement   |   |

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 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 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 25 percent of the lot, in which case only two feet is required. See illustration at [Section 21.60.100](#)

**21.50.130 Bulk Regulations Table C1-A District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum)  | Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit) | Lot Dimensions (minimum) Area (sq. ft. or acres)  | Lot Dimensions (minimum) Width (ft)  | Yards (minimum) Front (ft)   | Yards (minimum) Interior Side (ft)   | Yards (minimum) Corner Side (ft)   | Yards (minimum) Rear (ft)   | Height (maximum, feet)   |
|--|---|---|---|--|--|--|--|---|--|
| Bed and breakfast homes  | 2.0   |   | 3,600   | 25   | <sup>1</sup>   | <sup>2</sup>   | <sup>3</sup>   | 30  | <sup>4</sup>   |
| Dwellings, single-family detached  | 2.0   |   | 3,600   | 25   | <sup>1</sup>   | <sup>2</sup>   | <sup>3</sup>   | 30  | <sup>4</sup>   |
| Dwellings, two-family  | 2.0   | 1,800   | 3,600   | 25   | <sup>1</sup>   | <sup>2</sup>   | <sup>3</sup>   | 30  | <sup>4</sup>   |
| Educational institutions   | 2.0<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO |   | <del>20,000</del><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO | 90<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO | <sup>4</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO | <sup>2</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO | <sup>3</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO | <sup>30</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO | <sup>4</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <u>AND/OR</u> PLANNED DEVELOPMENT, <u>OR</u> <u>SPECIAL EXCEPTION</u> PROCESSES, PURSUANT TO |

|                           | CHAPTERS 21.22, AND 21.24, AND 21.26 |  | CHAPTERS 21.22, AND 21.24, AND 21.26 | CHAPTERS 21.22, AND 21.24, AND 21.26 | CHAPTERS 21.22, AND 21.24, AND 21.26 | CHAPTERS 21.22, AND 21.24, AND 21.26 | CHAPTERS 21.22, AND 21.24, AND 21.26 | CHAPTERS 21.22, AND 21.24, AND 21.26 | CHAPTERS 21.22, AND 21.24, AND 21.26 |
|---------------------------|--------------------------------------|--|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Governmental uses         | 2.0                                  |  | 10,000 <sup>6</sup>                  | 70 <sup>6</sup>                      | 1                                    | 2                                    | 3                                    | 30                                   | 4                                    |
| Museums and art galleries | 2.0                                  |  | 20,000                               | 90                                   | 1                                    | 2                                    | 3                                    | 30                                   | 4                                    |
| Religious institutions    | 2.0                                  |  | 10,000                               | 70                                   | 1                                    | 2                                    | 3                                    | 30                                   | 4                                    |
| Accessory Uses            |                                      |  |                                      |                                      |                                      |                                      |                                      |                                      |                                      |
| Accessory buildings       | 2.0                                  |  | Per the principal use                | Per the principal use                | 1                                    | 5 <sup>5</sup>                       | 3                                    | 2                                    | 4                                    |
| Mooring slip              |                                      |  |                                      |                                      | No requirement                       | No requirement                       | No requirement                       | No requirement                       |                                      |

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 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 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 25 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.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Area (minimum, sq. ft.)          | Yards (minimum) Front (ft) <sup>1</sup> | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Floor Area (maximum, square feet) | Floor Area Ratio (maximum) | Height                            | Location |
|--|--------------------------------------|---|------------------------------------|----------------------------------|---------------------------|-----------------------------------|----------------------------|-----------------------------------|----------|
| Business establishment   | 2,400                                | 15 <sup>2</sup>                         | 0 <sup>2</sup>                     | 15 <sup>2</sup>                  | 0 <sup>2</sup>            | 7,000 <sup>3</sup>                | 1.5                        | 2.5 stories not to exceed 35 feet | 4        |
| Dwellings above the ground floor of non residential uses                       | 2,400 per dwelling unit <sup>5</sup> | Per business establishments             | Per business establishments        | Per business establishments      | 30                        |                                   |                            | 2.5 stories not to exceed 35 feet | 6        |

|                                   |  |  |  |  |  |  |  |  |  |
|-----------------------------------|--|--|--|--|--|--|--|--|--|
| Dwellings, single-family detached | 4,800  | 15   | 5  | 10   | 30   |  | 1.5  | 2.5 stories not to exceed 35 feet  |  |
| Group homes                       | 4,800  | 15   | 5  | 15   | 30   |  | 1.5  | 2.5 stories not to exceed 35 feet  |  |
| Other Uses                        | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> |

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.

| 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          |

**21.50.150 Bulk Regulations Table B2 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses | Lot Area (minimum, sq. ft.) | Yards (minimum) Front (ft) <sup>1</sup> | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Floor Area Ratio (maximum) | Location |
|--|-----------------------------|---|------------------------------------|----------------------------------|---------------------------|----------------------------|----------|
|--|-----------------------------|---|------------------------------------|----------------------------------|---------------------------|----------------------------|----------|

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
| subject to specific standards                            |  |  |  |  |  |  |  |
| Business establishment                                   |  | 0 <sup>2</sup>   | 0 <sup>2</sup>   | 0 <sup>2</sup>   | 0 <sup>2</sup>   | 2.0  |  |
| Dwellings above the ground floor of non residential uses | 1,800 per dwelling unit <sup>3</sup>   | Per business establishments  | Per business establishments  | Per business establishments  | Per business establishments  | Per business establishments  | <sup>4</sup>   |
| Other Uses   | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> |

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. In addition to the area for the business establishment.
4. Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

| Situation   | Required transitional yard | Additional requirements   |
|---|----------------------------|---|
| 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         | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |
| 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          | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |
| 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          | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |
| Interior side yard coincides with a side lot line in an adjacent residential district                                       | 10-foot side yard          | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |
| Interior side yard coincides with a rear lot line in an adjacent residential district                                       | 10-foot side yard          | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |
| Rear yard coincides with side lot line in an adjacent residential district  | 10-foot rear yard          | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |
| Rear yard coincides with rear lot line in an adjacent residential district  | 30-foot rear yard          | No building or structure in a shopping center shall be located within 100 feet of either a City or County residential district boundary line. |



**21.50.160 Bulk Regulations Table B3 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Area (minimum, sq. ft.)  | Yards (minimum) Front (ft) <sup>1</sup>  | Yards (minimum) Interior Side (ft)   | Yards (minimum) Corner Side (ft)   | Yards (minimum) Rear (ft)  | Floor Area Ratio (maximum)   |
|--|--|--|--|--|--|--|
| Business establishment   | 0  | 30 <sup>2</sup>  | 0  | 0 <sup>2</sup>   | 0 <sup>2</sup>   | 2.4  |
| Other Uses   | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> |

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. No building or structure in the B3 district shall be located within 100 feet of either a City or County residence district boundary line, unless the building or structure is effectively screened from the residence district property by a wall, fence or densely planted compact plantings, as determined through the site plan design review process. In the event of screening, the transitional yard requirements in the following table shall apply:

| Situation   | Required transitional yard | Additional requirements   |
|---|----------------------------|---|
| 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         | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| 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          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| 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          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Interior side yard coincides with a side lot line in an adjacent residential district                                       | 10-foot side yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Interior side yard coincides with a rear lot line in an adjacent residential district                                       | 10-foot side yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Rear yard coincides with side lot line in an adjacent residential district  | 10-foot rear yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Rear yard coincides with rear lot line in an adjacent residential district  | 30-foot rear yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |

**21.50.170 Bulk Regulations Table B3-CD District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Area (minimum) (sq. ft.)   | Yards (minimum) Front (ft) <sup>1</sup>  | Yards (minimum) Interior Side (ft)   | Yards (minimum) Corner Side (ft)   | Yards (minimum) Rear (ft)  | Floor Area Ratio (maximum)   | Bufferyards                                  |
|--|--|--|--|--|--|--|--|
| Business establishment   | 0  | 30 <sup>2</sup>  | 0  | 0 <sup>2</sup>   | 0 <sup>2</sup>   | 2.4  | See Table Notes for bufferyard requirements. |
| Other Uses   | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters <u>21.22</u> , <u>21.24</u> , and <u>21.26</u> | See Table Notes for bufferyard requirements. |

**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. Transitional yards. No building or structure in the B3-CD district shall be located within 100 feet of either a City or County residence district boundary line, unless the building or structure is effectively screened from the residence district property by a wall, fence or densely planted compact plantings, as determined through the site design plan review process. In the event of screening, the transitional yard requirements in the following table shall apply:

| Situation   | Required transitional yard | Additional requirements   |
|---|----------------------------|---|
| 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         | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| 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          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| 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          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Interior side yard coincides with a side lot line in an adjacent residential district                                       | 10-foot side yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Interior side yard coincides with a rear lot line in an adjacent residential district                                       | 10-foot side yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Rear yard coincides with side lot line in an adjacent residential district  | 10-foot rear yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |
| Rear yard coincides with rear lot line in an adjacent residential district  | 30-foot rear yard          | No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line. |

**Bufferyards**

1. Bufferyards shall be provided as set forth in the following table:



|  |  |  |   |  |  |  |  |  |  |  |  |   |
|--|--|--|---|--|--|--|--|--|--|--|--|---|
| All uses unless otherwise listed in this table |  | 5,400  | 0   |  | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   |  |  |  | a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet.   |
|  |  |  |   |  |  |  |  |  |  |  |  | b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet.  |
| Motor vehicle sales                            |  | 1.5 acres  | 150   |  | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   |  |  |  | a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet.   |
|  |  |  |   |  |  |  |  |  |  |  |  | b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet.  |
| Educational and cultural institutions          |  | 20,000-sf BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR PLANNED DEVELOPMENT; <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 90 BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR PLANNED DEVELOPMENT; <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |  | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR PLANNED DEVELOPMENT; <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR PLANNED DEVELOPMENT; <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR PLANNED DEVELOPMENT; <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR PLANNED DEVELOPMENT; <sub>2</sub> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, |  |  |  | a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet.<br>b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW; <sub>2</sub> AND/OR |

|                          |       |  |  |   |  |  |  |  |   |   |   |   |
|--------------------------|-------|--|--|---|--|--|--|--|---|---|---|---|
|                          |       |  |  |   | <u>AND 21.24, AND 21.26</u>  | <u>AND 21.24, AND 21.26</u>  | <u>AND 21.24, AND 21.26</u>  | <u>AND 21.24, AND 21.26</u>  |   |   |   | PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26   |
| Religious institutions   |       | 20,000 sf  | 90   |   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   |   |   |   | a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet.<br>b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet. |
| Hotels, motels, and inns |       | 1 acre   | 200  |   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   | No minimum yard requirements except for required buffer-yards as set forth in the Table Notes.   |   |   |   | a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet.<br>b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet. |
| Dwellings, multi-family  | 1,244 | 2 acres <sup>1</sup>   | 100  | 100   |  |  |  |  | 10 percent  | 80 percent  | 2.0   | Four stories not to exceed 65 feet <sup>2</sup>   |
| Other Uses               |       | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | Bulk regulations shall be determined through the site design plan review, planned development, or special | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | Bulk regulations shall be determined through the site design plan review, planned development, or special | Bulk regulations shall be determined through the site design plan review, planned development, or special | Bulk regulations shall be determined through the site design plan review, planned development, or special | Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22,  |

|  |  |                         |                         |  |                         |                         |                         |                         |  |  |  |                         |
|--|--|-------------------------|-------------------------|--|-------------------------|-------------------------|-------------------------|-------------------------|--|--|--|-------------------------|
|  |  | <u>21.24, and 21.26</u> | <u>21.24, and 21.26</u> | exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | <u>21.24, and 21.26</u> | <u>21.24, and 21.26</u> | <u>21.24, and 21.26</u> | <u>21.24, and 21.26</u> | exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | exception processes, pursuant to Chapters <u>21.22, 21.24, and 21.26</u> | <u>21.24, and 21.26</u> |
|--|--|-------------------------|-------------------------|--|-------------------------|-------------------------|-------------------------|-------------------------|--|--|--|-------------------------|

Table Notes:

1. The residential component of a unified development plan for a multi-family development may be developed on a parcel of a minimum of 20,000 square feet.
2. A loft or intermediate story between a floor and a ceiling of a full story shall not be treated as a story.

**Bufferyards**

1. Bufferyards shall be provided as set forth in the following table:
2. Deciduous street trees shall be planted, to the extent possible, with a maximum spacing of 15 feet.

| Situation of lot  | Minimum bufferyard   | Additional requirements  |
|---|--|--|
| Adjacent to streets designated minor arterials in the City Comprehensive Plan.            | 20 feet depth along the public right-of-way  | <ol style="list-style-type: none"> <li>1. Bufferyard trees shall be deciduous canopy trees, except that if such trees will interfere with overhead utilities, understory (ornamental trees) may be substituted.</li> <li>2. Special Provisions for automobile dealerships.                             <ol style="list-style-type: none"> <li>a. Automobile dealerships that provide additional 25 percent depth of right-of-way buffer may place display pads within the buffer provided the following criteria are met:                                     <ol style="list-style-type: none"> <li>i. Minimum five feet green area between the front of the display pad and the adjacent lot line;</li> <li>ii. 12 feet landscaped area between display pads; and</li> <li>iii. Display pads must be accessible from the interior of the lot.</li> </ol> </li> </ol> </li> <li>3. Any expansion in width of a right-of-way bufferyard may be counted toward satisfying the interior landscaping requirements of this chapter.</li> </ol> |
| Adjacent to streets designated collector or local streets in the City Comprehensive Plan: | 15 feet depth along public right-of-way  | <ol style="list-style-type: none"> <li>1. Bufferyard trees shall be deciduous canopy trees, except that if such trees will interfere with overhead utilities, understory (ornamental trees) may be substituted.</li> <li>2. Special Provisions for automobile dealerships.                             <ol style="list-style-type: none"> <li>a. Automobile dealerships that provide additional 25 percent depth of right-of-way buffer may place display pads within the buffer provided the following criteria are met:                                     <ol style="list-style-type: none"> <li>i. Minimum five feet green area between the front of the display pad and the adjacent lot line;</li> <li>ii. 12 feet landscaped area between display pads; and</li> <li>iii. Display pads must be accessible from the interior of the lot.</li> </ol> </li> </ol> </li> <li>3. Any expansion in width of a right-of-way bufferyard may be counted toward satisfying the interior landscaping requirements of this chapter.</li> </ol> |
| Abutting residentially zoned land   | 20 feet depth. This depth may be reduced, if fences, walls, berms or other screening devices are used.                                 |  |
| Between non-residentially zoned land.   | 10-foot width along the length of the side lot line between the separate uses (five feet on each property sharing the common lot line) | The minimum bufferyard may be waived in the event of shared access, or driveways between uses.   |

**21.50.190 Bulk Regulations Table BR District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Lot Area (minimum, sq. ft.) | Lot width (minimum, feet) | Yards (minimum) <sup>1</sup> Front (ft)  | Yards (minimum) <sup>1</sup> Interior Side (ft)  | Yards (minimum) <sup>1</sup> Corner Side (ft)  | Yards (minimum) <sup>1</sup> Rear (ft)   | Height                          | Living Space (minimum gross sq. ft.) |
|--|----------------------------|-----------------------------|---------------------------|--|--|--|--|---------------------------------|--------------------------------------|
| All uses unless otherwise specified  | 2.0                        | 520                         | 15                        | 1. The front façade of each building in the BR district shall maintain the established front yard of the block on which it is located. Where there is no established front yard, the front façade of each such building shall be set back not more than 15 feet from the face of the curb <sup>2</sup> . | 1. The front façade of each building in the BR district shall maintain the established front yard of the block on which it is located. Where there is no established front yard, the front façade of each such building shall be set back not more than 15 feet from the face of the curb <sup>2</sup> . | 1. The front façade of each building in the BR district shall maintain the established front yard of the block on which it is located. Where there is no established front yard, the front façade of each such building shall be set back not more than 15 feet from the face of the curb <sup>2</sup> . | 1. The front façade of each building in the BR district shall maintain the established front yard of the block on which it is located. Where there is no established front yard, the front façade of each such building shall be set back not more than 15 feet from the face of the curb <sup>2</sup> . | 3 stories not to exceed 35 feet |                                      |

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Lot Area (minimum, sq. ft.) | Lot width (minimum, feet) | Yards (minimum) <sup>1</sup> Front (ft)  | Yards (minimum) <sup>1</sup> Interior Side (ft)  | Yards (minimum) <sup>1</sup> Corner Side (ft)  | Yards (minimum) <sup>1</sup> Rear (ft)   | Height | Living Space (minimum gross sq. ft.) |
|--|----------------------------|-----------------------------|---------------------------|--|--|--|--|--------|--------------------------------------|
|  |                            |                             |                           | 2. Where a lot line abuts a residential zoning district, the abutting BR district lot shall have a minimum bufferyard of 15 feet in width. This bufferyard requirement shall not apply to the adaptive reuse of an existing structure provided that: | 2. Where a lot line abuts a residential zoning district, the abutting BR district lot shall have a minimum bufferyard of 15 feet in width. This bufferyard requirement shall not apply to the adaptive reuse of an existing structure provided that: | 2. Where a lot line abuts a residential zoning district, the abutting BR district lot shall have a minimum bufferyard of 15 feet in width. This bufferyard requirement shall not apply to the adaptive reuse of an existing structure provided that: | 2. Where a lot line abuts a residential zoning district, the abutting BR district lot shall have a minimum bufferyard of 15 feet in width. This bufferyard requirement shall not apply to the adaptive reuse of an existing structure provided that: |        |                                      |

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Lot Area (minimum, sq. ft.) | Lot width (minimum, feet) | Yards (minimum) <sup>1</sup> Front (ft)  | Yards (minimum) <sup>1</sup> Interior Side (ft)  | Yards (minimum) <sup>1</sup> Corner Side (ft)  | Yards (minimum) <sup>1</sup> Rear (ft)   | Height | Living Space (minimum gross sq. ft.) |
|--|----------------------------|-----------------------------|---------------------------|--|--|--|--|--------|--------------------------------------|
|  |                            |                             |                           | a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and<br>b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations. | a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and<br>b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations. | a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and<br>b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations. | a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and<br>b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations. |        |                                      |

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Lot Area (minimum, sq. ft.) | Lot width (minimum, feet) | Yards (minimum) <sup>1</sup> Front (ft)   | Yards (minimum) <sup>1</sup> Interior Side (ft)   | Yards (minimum) <sup>1</sup> Corner Side (ft)   | Yards (minimum) <sup>1</sup> Rear (ft)  | Height | Living Space (minimum gross sq. ft.) |
|--|----------------------------|-----------------------------|---------------------------|---|---|---|---|--------|--------------------------------------|
|  |                            |                             |                           | 3. Notwithstanding the provisions of <u>Section 21.60.090</u> , no obstruction (as defined by <u>Section 21.60.090</u> ) may be located in a required yard, other than the required planting or | 3. Notwithstanding the provisions of <u>Section 21.60.090</u> , no obstruction (as defined by <u>Section 21.60.090</u> ) may be located in a required yard, other than the required planting or | 3. Notwithstanding the provisions of <u>Section 21.60.090</u> , no obstruction (as defined by <u>Section 21.60.090</u> ) may be located in a required yard, other than the required planting or | 3. Notwithstanding the provisions of <u>Section 21.60.090</u> , no obstruction (as defined by <u>Section 21.60.090</u> ) may be located in a required yard, other than the required planting or |        |                                      |



|  |     |  |  |            |            |            |            |  |   |
|--|-----|--|--|------------|------------|------------|------------|--|---|
|  |     |  |  | screening. | screening. | screening. | screening. |  |   |
| Dwellings above the ground floor of non residential uses | 2.0 |  |  |            |            |            |            |  | Efficiency apartment: 300<br>One bedroom apartment: 450<br>Two-bedroom apartment: 600<br>Each additional bedroom: 150 |

Table Notes:

1. The yard and setback requirements may be modified or waived by the Planning and Zoning Director pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code.
2. The setback shall be measured to the principal elements of the front façade at its closest point to the curb.

**21.50.200 Bulk Regulations Table C2 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Lot Area (minimum, sq. ft.)        | Lot width (minimum, feet) | Yards (minimum) Front (ft) | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Height       | Living Space (minimum gross sq. ft.)  |
|--|----------------------------|------------------------------------|---------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|--------------|---|
| All uses unless otherwise specified  | 2.0                        | 1,500                              | 20                        | <sup>1</sup>               | 0                                  | <sup>2</sup>                     | 30                        | <sup>3</sup> |   |
| Dwellings above the ground floor of non-residential uses                       | 2.0                        | No additional lot area requirement |                           |                            |                                    |                                  |                           |              | Efficiency apartment: 300 <sup>4</sup><br>One bedroom apartment: 450 <sup>4</sup><br>Two-bedroom apartment: 600 <sup>4</sup><br>Each additional bedroom: 150 <sup>4</sup> |

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.

**21.50.210 Bulk Regulations Table C2A District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) | Lot Area (minimum) (sq. ft.) | Lot width (minimum, feet) | Yards (minimum) Front (ft) | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Height  | Living Space (minimum gross sq. ft.)  |
|--|----------------------------|------------------------------|---------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|---|---|
| All uses unless otherwise specified  | 2.0                        | 1,500                        | 20                        | <sup>1</sup>               | 0                                  | <sup>2</sup>                     | 30                        | See <a href="#">Chapter 21.56</a> (Historic District) |   |
| Dwellings above the ground floor of non-residential uses                       | 2.0                        |                              |                           |                            |                                    |                                  |                           |   | Efficiency apartment: 300 <sup>3</sup><br>One bedroom apartment: 450 <sup>3</sup><br>Two-bedroom apartment: 600 <sup>3</sup><br>Each additional bedroom: 150 <sup>3</sup> |

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 [Chapter 21.38](#)
3. The minimum space requirements cannot be reduced by a variance from the Board of Appeals.

**21.50.220 Bulk Regulations Table PM2 District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Dimensions (minimum) Area (sq. ft. or acres) | Lot Dimensions (minimum) Width (ft) | Yards (minimum) Front (ft) | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Yards (minimum) Bufferyard  | Open Space (minimum landscaped area) | Lot coverage (maximum) | Floor Area Ratio (maximum) | Height (maximum, stories and feet) |
|--|--|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|---|--------------------------------------|------------------------|----------------------------|------------------------------------|
| Dwellings, multi-family  | 3,600 per dwelling unit                          | 50                                  | 20 <sup>3</sup>            | 5 <sup>4</sup>                     | 15 <sup>2</sup>                  | 30                        | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas. |                                      |                        |                            |                                    |

| Permitted uses, special exception uses, and uses subject to specific standards | Lot Dimensions (minimum) Area (sq. ft. or acres) | Lot Dimensions (minimum) Width (ft) | Yards (minimum) Front (ft) | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Yards (minimum) Bufferyard  | Open Space (minimum landscaped area) | Lot coverage (maximum) | Floor Area Ratio (maximum) | Height (maximum, stories and feet) |
|--|--|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|---|--------------------------------------|------------------------|----------------------------|------------------------------------|
|  |  |                                     |                            |                                    |                                  |                           | Adjacent to other roads: 20 foot landscaped bufferyard. 2.  | 15 percent of lot area               |                        | 2.0                        |                                    |
| Dwellings, single-family attached  | 3,600  | 16                                  | 20 <sup>3</sup>            |                                    | 15 <sup>2</sup>                  | 30                        | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard. | 15 percent of lot area               |                        | 2.0                        |                                    |
| Dwellings, single-family detached  | 3,600  | 25                                  | 25                         | 5                                  | 15                               | 30                        | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard. | 15 percent of lot area               |                        | 2.0                        |                                    |
| Dwellings,   | 7,200  | 16                                  | 20 <sup>3</sup>            | 5 <sup>4</sup>                     | 15 <sup>2</sup>                  | 30                        | 1. Adjacent to  | 15 percent of lot                    |                        | 2.0                        |                                    |

|   |                      |     |                 |                 |                 |                 |   |                        |                        |  |   |
|---|----------------------|-----|-----------------|-----------------|-----------------|-----------------|---|------------------------|------------------------|--|---|
| two-family                                    |                      |     |                 |                 |                 |                 | roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard.                | area                   |                        |  |   |
| Business uses                                 | 3 acres <sup>1</sup> |     | 40 <sup>5</sup> | 25 <sup>5</sup> | 30 <sup>5</sup> | 30 <sup>5</sup> | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard. | 15 percent of lot area | 33 percent of lot area | 0.6; 0.25 for neighborhood convenience shopping uses | 1. In areas adjacent to R1 and R2 districts: 2.5 stories not to exceed 35 feet.<br>2. In areas adjacent to all other districts: four stories not to exceed 48 feet. |
| Offices, business and professional            | 3 acres <sup>1</sup> | 250 | 40 <sup>5</sup> | 25 <sup>5</sup> | 30 <sup>5</sup> | 30 <sup>5</sup> | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard. | 15 percent of lot area | 33 percent of lot area | 0.6  | 1. In areas adjacent to R1 and R2 districts: 2.5 stories not to exceed 35 feet.<br>2. In areas adjacent to all other districts: four stories not to exceed 48 feet. |
| Offices, nonprofit, educational, cultural, or | 6,000                | 50  | 40 <sup>5</sup> | 25 <sup>5</sup> | 30 <sup>5</sup> | 30 <sup>5</sup> | 1. Adjacent to roads designated minor arterial or major arterial in the   | 15 percent of lot area | 33 percent of lot area | 0.6  | 1. In areas adjacent to R1 and R2 districts: 2.5 stories not to   |

|                                       |  |  |   |   |   |   |  |  |  |   |  |
|---------------------------------------|--|--|---|---|---|---|--|--|--|---|--|
| civic                                 |  |  |   |   |   |   | Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard.  |  |  |   | exceed 35 feet.<br>2. In areas adjacent to all other districts: four stories not to exceed 48 feet.  |
| Educational and cultural institutions | 20,000<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 90<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 40 <sup>5</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 25 <sup>5</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 30 <sup>5</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 30 <sup>5</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50-foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 15 percent of lot area<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 33 percent of lot area<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 0.6<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 1. In areas adjacent to R1 and R2 districts: 2.5 stories not to exceed 35 feet.<br>2. In areas adjacent to all other districts: four stories not to exceed 48 feet. BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, <sup>1</sup> AND/OR PLANNED DEVELOPMENT, <sup>2</sup> OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |
| Religious institutions                | 20,000   | 90   | 40 <sup>5</sup>   | 25 <sup>5</sup>   | 30 <sup>5</sup>   | 30 <sup>5</sup>   | 1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive  | 15 percent of lot area   | 33 percent of lot area   | 0.6   | 1. In areas adjacent to R1 and R2 districts: 2.5 stories not to exceed 35 feet.  |

|  |  |  |  |  |  |  |   |  |  |  |  |
|--|--|--|--|--|--|--|---|--|--|--|--|
|  |  |  |  |  |  |  | Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas.<br>2. Adjacent to other roads: 20 foot landscaped bufferyard. |  |  |  | 2. In areas adjacent to all other districts: four stories not to exceed 48 feet. |
|--|--|--|--|--|--|--|---|--|--|--|--|

Table Notes:

1. Separate parcels created and approved within a larger office or commercial development may be a minimum of 10,000 square feet.
2. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 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.

| 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.<br>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.<br>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. |
| Corner side yard coincides with 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.<br>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   |



|  |   |  |  |   |  |  |  |   |
|--|---|--|--|---|--|--|--|---|
| Clubs, recreational and social   |   | 5,400  | 50   | 25 <sup>3</sup>   | 10   | 20   | 30   | 1.8   |
| Day care centers, group  |   | 5,400  | 50   | 25  | 6  | 15   | 30   | 2.4   |
| Dwellings, multifamily   | 1 bedroom: 1,400 <sup>2</sup><br>2 or more bedrooms: 1,800 <sup>2</sup> |  | 50   | 20 <sup>3</sup>   | 5 <sup>4</sup>   | 15   | 30   | 2.4   |
| Dwellings, single-family attached  | 3,600 <sup>2</sup>  |  | 16   | 20 <sup>3</sup>   | 5 <sup>4</sup>   | 15   | 30   | 2.4   |
| Dwellings, single-family detached  | 3,600 <sup>2</sup>  |  | 50   | 20 <sup>3</sup>   | 5 <sup>4</sup>   | 15   | 30   |   |
| Dwellings, two-family  | 3,600 <sup>2</sup>  |  | 50 <sup>10</sup>   | 20 <sup>3</sup>   | 5 <sup>4</sup>   | 15   | 30   |   |
| Educational institutions   |   | 20,000<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 90<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 25 <sup>3</sup><br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 40<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 20<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 30<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 4-8<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 |
| Governmental uses  |   | 9  | 9  | 9   | 9  | 9  | 9  | 9   |
| Group homes  |   | 3,600 <sup>2</sup>   | 50   |   |  |  |  | 2.4   |
| Health and medical institutions  |   | 10,000   | 70   | 25 <sup>3</sup>   | 10 <sup>5</sup>  | 20   | 35   | 1.8   |
| Offices, business and professional, and nonprofit, educational, cultural, or civic |   |  | 40   | 15 <sup>3</sup>   | 10 <sup>4,6</sup>  | 10   | 30   | 2.4 <sup>7</sup>  |
| Planned developments   |   | 20,000   | Bulk regulations shall be determined through the planned development, process, pursuant to Chapter 21.24   | Bulk regulations shall be determined through the planned development, process, pursuant to Chapter 21.24  | Bulk regulations shall be determined through the planned development, process, pursuant to Chapter 21.24   | Bulk regulations shall be determined through the planned development, process, pursuant to Chapter 21.24   | Bulk regulations shall be determined through the planned development, process, pursuant to Chapter 21.24   | Bulk regulations shall be determined through the planned development, process, pursuant to Chapter 21.24  |
| Religious  |   | 10,000   | 70   | 25 <sup>3</sup>   | 10 <sup>5</sup>  | 20   | 35   | 1.8   |



|  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|
| institutions                                   |  |  |  |  |  |  |  |  |
| Undertaking establishments and funeral parlors | Requirements shall be determined through the special exception and site plan design review process   | Requirements shall be determined through the special exception and site plan design review process   | Requirements shall be determined through the special exception and site plan design review process   | Requirements shall be determined through the special exception and site plan design review process   | Requirements shall be determined through the special exception and site plan design review process   | Requirements shall be determined through the special exception and site plan design review process   | Requirements shall be determined through the special exception and site plan design review process   | 2.0  |
| Other Uses                                     | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> | Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters <u>21.22</u> , and <u>21.26</u> |

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 5,400 square feet.
3. Plus one foot for each three feet by which the building width exceeds 40 feet.
4. Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
5. Plus one foot for each two feet by which the building height exceeds 15 feet.
6. Subject to Table Note 4, one interior side yard may be less than 10 feet, provided the sum of both side yards is at least 10 feet.
7. If 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 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 30 feet per dwelling unit shall be provided.

**21.50.250 Bulk Regulations Table PM District.**

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

| Permitted uses, special exception uses, and uses subject | Density (minimum sq. ft. lot area per | Lot Dimensions (minimum) Area (sq. ft. or acres) | Lot Dimensions (minimum) Width (ft) | Yards (minimum) Front (ft) | Yards (minimum) Interior Side (ft) | Yards (minimum) Corner Side (ft) | Yards (minimum) Rear (ft) | Floor Area Ratio (maximum) | Height (maximum, stories and feet) |
|--|---------------------------------------|--|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|----------------------------|------------------------------------|
|--|---------------------------------------|--|-------------------------------------|----------------------------|------------------------------------|----------------------------------|---------------------------|----------------------------|------------------------------------|

| to specific standards          | dwelling unit) |       |    |                 |                 |                 |    |      |   |
|--------------------------------|----------------|-------|----|-----------------|-----------------|-----------------|----|------|---|
| Business establishment         |                |       | 65 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Clubs, recreational and social |                | 5,400 | 50 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Day care centers, group        |                | 5,400 | 50 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Dwellings, multifamily         | 1,800          |       | 50 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Dwellings,                     |                | 3,600 | 16 | See table notes | See table notes | See table notes | 30 | 0.75 | 1. Buildings with   |

|                                   |  |  |                 |   |   |   |  |  |   |
|-----------------------------------|--|--|-----------------|---|---|---|--|--|---|
| single-family 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet.   |
| Dwellings, single-family detached |  | 3,600  | 50              | See table notes   | See table notes   | See table notes   | 30   | 0.75   | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet.   |
| Dwellings, two-family             |  | 3,600  | 50 <sup>1</sup> | See table notes   | See table notes   | See table notes   | 30   | 0.75   | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet.   |
| Educational institutions          |  | 20,000<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 90              | See table notes<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | See table notes<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | See table notes<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 30<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 0.75<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet.<br>BULK REGULATIONS SHALL BE DETERMINED THROUGH THE SITE DESIGN PLAN REVIEW, AND/OR PLANNED |

DEVELOPMENT, OR SPECIAL EXCEPTION PROCESSES, PURSUANT TO CHAPTERS 21.22, AND 21.24, AND 21.26

|  |       |        |    |                 |                 |                 |    |      |   |
|--|-------|--------|----|-----------------|-----------------|-----------------|----|------|---|
|  |       |        |    |                 |                 |                 |    |      |   |
| Governmental uses  |       | 2      | 2  | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Group homes  | 3,600 |        | 50 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Offices, business and professional, and nonprofit, educational, cultural, or civic |       |        | 65 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |
| Planned developments   |       | 10,000 | 65 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup>   |

|                        |  |        |    |                 |                 |                 |    |      |   |
|------------------------|--|--------|----|-----------------|-----------------|-----------------|----|------|---|
|                        |  |        |    |                 |                 |                 |    |      | 2. All other buildings: three stories not to exceed 35 feet.  |
| Religious institutions |  | 10,000 | 50 | See table notes | See table notes | See table notes | 30 | 0.75 | 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. <sup>3</sup><br>2. All other buildings: three stories not to exceed 35 feet. |

Table Notes:

1. If the lot is to be subdivided, a minimum lot width of 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 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.

**Front yard requirements**

1. The required front yard is the greater of 20 feet or the average setback of all structures located on parcels on the same block which lie within 300 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 50 feet or more in width:
  - a. At least 33 percent of the building façade shall be set back 35 feet from the front property line or 15 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: 10 foot side yard. Buildings over two stories: 15 foot side yard.
2. For buildings 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 feet, and
  - b. At least 33 percent of the side building façade shall be set back an additional ten 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: 10 feet; buildings over two stories: 15 feet, or
  - b. For buildings 50 feet or more in width: a minimum 25 percent of the lot width.
2. For buildings 50 feet or more in width:
  - a. At least 33 percent of the corner side building façade shall be set back an additional ten 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 is zoned predominantly for residential use (60 percent or more of the adjacent parcel is zoned for residential use), and
2. On parcels which are split zoned. In this case 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. | <ol style="list-style-type: none"> <li>1. Transitional yards may not be paved or used for parking or driveways.</li> <li>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.</li> </ol> |
| Interior side lot line coincides with either a side or rear lot line in an adjacent residential district. | 15-foot side yard  | <ol style="list-style-type: none"> <li>1. Transitional yards may not be paved or used for parking or driveways.</li> <li>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.</li> </ol> |
| Corner side yard coincides with an adjacent residential district.   | 15-foot corner side yard   | <ol style="list-style-type: none"> <li>1. Transitional yards may not be paved or used for parking or driveways.</li> <li>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.</li> </ol> |
| Rear yard coincides with either the side or rear lot line in an adjacent residential district.            | 30-foot rear yard  | <ol style="list-style-type: none"> <li>1. Transitional yards may not be paved or used for parking or driveways.</li> <li>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.</li> </ol> |

**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.


ADOPTED this 14<sup>th</sup> day of July, 2014.

ATTEST:

  
 \_\_\_\_\_  
 Regina C. Watkins-Eldridge MMC, City Clerk

BY

THE ANNAPOLIS CITY COUNCIL

  
 \_\_\_\_\_  
 Mike Pantelides, Mayor

**EXPLANATION**

CAPITAL LETTERS indicate matter added to existing law.

[brackets] indicate matter stricken from existing law.

Underlining indicates amendments.

