

## **O-30-25**

### **BUSINESS REVITALIZATION REGULATION CHANGE**

#### **AMENDMENT 1 – ALD. O'NEILL**

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##### **Amendment Summary:**

Amendment 1 incorporates into the Business Revitalization Zone a provision to provide accessory rooftop height similar to what is currently permitted in the neighboring Mixed Use Zone.

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##### **MOTION:**

On page 3, under the Bulk Regulation Table BR District table, insert "Table Notes" and add a *new* Note "3" that reads as follows:

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

*As the changes would look in the Ordinance:*

**Section 21.50.190 – Bulk Regulation Table BR District.**

| Permitted uses, special exception uses, and uses subject to specific standards | Floor Area Ratio (maximum) |
|--------------------------------------------------------------------------------|----------------------------|
| All uses unless otherwise specified                                            | <del>2.0</del> <u>2.5</u>  |
| Dwellings above the ground floor of nonresidential uses                        | <del>2.0</del> <u>2.5</u>  |

Table Notes:

- 1 The yard and setback requirements may be modified or waived by the of 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.
- 3 The height of rooftop accessory structures, including, but not limited to, utility penthouses and architectural appurtenances, shall not exceed 12 feet above the maximum height under this section. No accessory structures shall exceed 25% of the rooftop area on which it is affixed, except that accessory structures exceeding this height and/or area requirement may be allowed as a special exception, subject to the provisions of Chapter 21.26.