



Legislation Details (With Text)

File #: O-39-19 **Version:** 1 **Name:**

Type: Ordinance **Status:** Withdrawn

File created: 12/5/2019 **In control:** City Council

On agenda: 9/14/2020 **Final action:** 9/14/2020

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

Sponsors: Marc Rodriguez, Rob Savidge

Indexes: Planning Commission, Public Safety Committee, Rules and City Government Committee

Code sections:

Attachments: 1. O-39-19 Accessory Dwelling Units First Reader.pdf, 2. O-39-19 Staff Report.pdf, 3. O-39-19 Fiscal Impact Note.pdf, 4. O-39-19 PZ Staff Report to PC.pdf, 5. O-39-19 PC Findings and Recommendations.pdf, 6. O-39-19 Amendments 1-5 Rodriguez, Savidge, Gay Rules Recommended 7-14-20.pdf, 7. O-39-19 Amendments 6-8 Arnett Rules Recommended 7-22-20.pdf, 8. O-39-19 Amendment 9 Tierney, Pindell Charles, Arnett7-24-20.pdf, 9. O-39-19 Amendment 10 Pindell Charles, Tierney, Paone, Arnett 7-24-20.pdf, 10. O-39-19 Amendment 11 Arnett, Pindell Charles 7-24-20.pdf

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9/14/2020	1	City Council	withdrawn without objection	Pass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

12/9/2019	1	City Council	forwarded to next agenda due date	
12/9/2019	1	City Council	adopt on first reader	Pass
12/9/2019	1	City Council	presented	
12/9/2019	1	City Council	refer	
12/9/2019	1	City Council	refer	

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

**CITY COUNCIL OF THE
City of Annapolis**

Ordinance 39-19

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

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

AN ORDINANCE concerning

Accessory Dwelling Units

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

BY repealing and re-enacting with amendments the following portions of the Code of the City of Annapolis, 2019 Edition
21.38.020
21.48.010
21.48.020
21.48.030
21.50.010
21.50.020
21.50.030
21.50.040
21.50.050
21.50.060
21.50.070
21.50.080
21.50.090
21.50.100
21.50.110

21.50.120
21.50.130
21.50.140
21.50.200
21.50.220
21.50.240
21.50.250
21.50.260
21.50.270
21.66.130
21.72.010

BY repealing the following portion of the Code of the City of Annapolis, 2019 Edition
21.64.010

BY adding the following portions to the Code of the City of Annapolis, 2019 Edition
21.64.005
21.64.010

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

Title 21 - PLANNING AND ZONING

Chapter 38 - REGULATIONS APPLICABLE TO ALL DISTRICTS.

Section 21.38.020 - Uses.

- A. Types of Uses. The following uses of land as listed in this division, are permitted in the districts indicated under the conditions specified:
1. Permitted uses,
 2. Special exception uses,
 3. Uses subject to standards, and
 4. Accessory uses.
- B. Use of Land. No building or tract of land shall be devoted to any use other than those listed in Subsection A of this section with the exception of the following:
1. Uses lawfully established on the date of adoption of this Zoning Code, and
 2. Uses already lawfully established on or before the date of adoption of this Zoning Code and rendered nonconforming by it. These uses are subject to Chapter 21.68.
- C. Utility Lines and Fixtures Exempted. The following uses are exempted from the provisions of this division and are permitted in any district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distributing equipment for telephone or other communication systems, electric power, gas, water and sewer lines.
Antennas and telecommunication facilities are not exempted. See regulations in Division V.
- D. Use of Accessory Buildings for Living Purposes. ~~No accessory building or structure constructed on any lot prior to the time of construction of the principal building to which it is accessory shall be used for living purposes.~~ IN ANY DISTRICT, AN EXISTING ACCESSORY STRUCTURE MAY BE CONVERTED TO AN ACCESSORY DWELLING UNIT, NOTWITHSTANDING THE REQUIREMENTS OF CHAPTER 21.50, BULK REGULATIONS, PROVIDED THE REQUIREMENTS OF SECTION 21.64.010

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

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

Chapter 21.48 - USE TABLES

Section 21.48.010 - Table of Uses-Residential Zoning Districts.

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

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

Uses	District R1A	District R1B	District R1	District R2	District R2-NC	District R3	District R3-NC	District R3-NC2	District R3-R	District R4	District R4-R	District C1	District C1A
ACCESSORY ATTACHED DWELLING UNIT	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD
Accessory buildings and uses, including signs	A	A	A-Std	A	A	A	A	A	A	A	A	A	A
ACCESSORY DETACHED DWELLING UNIT	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD	A-STD
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
Apartment hotels										P-Std	P-Std		
Bed and breakfast homes					P-Std		P-Std	P-Std				P-Std	P-Std
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std								
Cemeteries	P	P	P	P	P								

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

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

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

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

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

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

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

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

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

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

1. This use is permitted as a principal use only in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2.
2. This use is permitted as an incidental use in a structure that contains business, professional or governmental offices provided that gross floor area of all incidental uses does not exceed the amount of space devoted to the first floor of a multistory structure; except, that in no case shall it exceed ~~thirty-three~~ 33 percent of the total gross floor area. This use is considered a neighborhood convenience use and is subject to standards given in Section 21.64.420.
3. If the principal use with which the drive-thru facility is associated is a special exception use, then the drive-thru facility requires special exception approval.
4. ATMs are permitted as walkups subject to all other applicable regulations. In the C2 and C2A districts, drive-through facilities are not permitted.

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

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

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

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

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

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

Footnotes:

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

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

Table Notes:

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

1. Buildings in excess of ~~forty-six~~ 46 feet, but less than ~~fifty-five~~ 55 feet in height are subject to the following:
 - a. Either ~~twenty-five~~ 25 percent of the gross floor area shall be designed for retail uses, or residential uses, or a combination of retail and residential uses, alternatively, the entire ground level front façade shall be designed for retail uses, exclusive of: (i) not more than one driveway, which shall not be greater than ~~thirty-three~~ 33 feet wide, required for access to parking; (ii) space required for a lobby and space required for access to upper floor uses. Retail use along the front façade shall have a minimum height of ~~twelve~~ 12 feet and

a minimum depth of ~~twenty-five~~ 25 feet;

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

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

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

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

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

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) ⁴	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft) ⁵	Yards (minimum) Interior Side (ft) ⁶	Yards (minimum) Corner Side (ft) ⁶	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height (stories and feet) ⁸	Height, Coverage, Floor Area Ratio (maximum) Maximum Lot Coverage (percent)	Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio	Open Space (minimum, percent)
Accessory Uses										
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>60</u>	<u>25</u>	<u>8</u>	<u>20</u>	<u>30</u>	2.5 STORIES NOT TO EXCEED 35 FEET	30		
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>60</u>	<u>30</u>	<u>8</u> ³	<u>20</u>	<u>5</u>				

Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	8 ³	20	5				
Clubhouse 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, crematoriums 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 ~~forty~~ 40 feet.
2. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
3. Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.
4. ~~Where~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two-hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
5. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
6. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards ~~must~~ SHALL equal at least ~~twenty~~ 20 percent of the lot width.
7. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
8. i. Except as provided in subsection (ii) of this note, ~~no~~ A building ~~shall~~ MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
 ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure ~~is extant~~ EXISTS, behind the

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

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

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

Section 21.50.020 - Bulk Regulations Table R1-A District.

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 Dimension (Minimum) Area (sq. ft. or acres) ^{4, 5} Lot Dimension (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) (Maximum) Height, (stories and feet) Height, Coverage, Floor Area Ratio (maximum) (Maximum) Lot Coverage, (percent) Height, Coverage, Floor Area Ratio (maximum) (Maximum) Floor Area Ratio										
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Open Space (minimum, percent)										
Accessory Uses										
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	100	40	12	25	40	2.5 STORIES NOT TO EXCEED 35 FEET	30		
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	100	45	12 ³	25	5	6			
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			45	12 ⁴	25	5	7			
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, crematoriums 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 ~~forty~~ 40 feet.
2. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
3. Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.
4. ~~Where~~ IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
6. ~~As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.~~
7. i. ~~Within five feet of any property line except rear property lines adjacent to an alley:~~ EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.
 ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond ~~two feet~~ THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and ~~or~~ a cornice height of ~~sixteen~~ 16 feet and a ridge height of compatible design.

Section 21.50.030 - Bulk Regulations Table R1-B District.

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) ⁵	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)	Open Space (minimum, percent)
Accessory Uses										

ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	80 ¹	30	10	15	40	2.5 STORIES NOT TO EXCEED 35 FEET	30		
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	80 ¹	30	10 ⁴	15	10	2	30		
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	10 ⁴	15	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.				
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:

- In addition, for waterfront lots, ~~forty~~ 40 feet at mean high water line.
- Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
- Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
- Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.
- ~~Where~~ IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two-hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
- As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.
 II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

Section 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 specific standards	Lot Dimensions (minimum) Area, (sq. ft. or acres) ¹	Lot Dimensions (minimum) Width, (ft)	Yards (minimum) Front (ft) ⁶	Yards (minimum) Interior Side (ft) ⁷	Yards (minimum) Corner Site (ft) ⁷	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ⁸	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum)	Open Space (minimum, percent)
Accessory Uses										
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	25	6	15	30	2.5 STORIES NOT TO EXCEED 35 FEET			

ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>30</u>	6 ⁴	<u>15</u>	<u>2</u>	<u>2</u>			
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	6 ⁴	15	2	<u>2</u>			
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, crematoriums 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					

Table Notes:

1. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
2. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
3. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
4. Unless the entire structure is located on the rear ~~twenty-five~~ 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 requirements set forth in the table, and the total of both side yards ~~must~~ SHALL equal at least ~~twenty~~ 20 percent of the lot width.

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

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

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

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

Section 21.50.050 - Bulk Regulations Table R2-NC District.

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) ¹	Lot Dimensions (minimum) Width, (ft)	Yards (minimum) Front (ft) ⁶	Yards (minimum) Interior Side (ft) ^{7, 8}	Yards (minimum) Corner Side (ft) ^{7, 8}	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ⁹	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum)	Open Space (minimum, percent)
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	25	6	15	30	2.5 STORIES UP TO 26 FEET OR AVERAGE ON BLOCK FACE NOT TO EXCEED 35 FEET			
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	30	6 ⁴	15	2	¹⁰			

Buildings accessory to single-family dwellings, other than specified elsewhere in this table			30	6 ⁴	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, crematoriums 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 IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent. Garages are typically located at the rear of the property and, if attached, garages facing a public street shall MAY not occupy more than one-third of the front façade and shall be setback from the front façade by five feet or more.
2. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
3. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
4. Unless the entire structure is located on the rear ~~twenty-five~~ 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~~ SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.
7. i. All lots: each side yard shall meet the minimum requirementS set forth in the table.
 ii. Lots ~~fifty~~ 50 feet or greater in width: the total of both side yards shall equal to or greater than ~~twenty-five~~ 25 percent of the lot width.
8. Rearward building additions may maintain the side yard of the existing structure, except that if ~~such~~ THE addition will impair an

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

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

(A) A building height of ~~twenty-six~~ 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~~ 10 percent of the average height upon a finding that this tolerance is necessary to provide for adequate living space and that the tolerance will not promote incompatible design or diminish an adequate supply of light and air to adjacent properties, and that ~~this~~ THE tolerance shall ~~DOES~~ DOES not permit buildings greater in height than the maximum height allowed in the underlying zone.

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

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

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

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

10. i. ~~Within two feet of any property line except rear property lines adjacent to an alley:~~ EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet. The cornice height may be increased to ~~ten~~ 10 feet and the ridge height to ~~twenty~~ 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 PROVIDED beyond ~~two feet~~ THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and ~~or~~ a cornice height of ~~sixteen~~ 16 feet and a ridge height of compatible design.

Section 21.50.060 - 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) ¹)	Lot Dimensions (minimum Width (ft))	Yards (minimum) Front (ft) ⁹	Yards (minimum) Interior Side (ft)	Yards (minimum) Corner Side (ft)	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ¹¹	Height, Coverage, Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio	Open Space (minimum, percent)
Accessory Uses											
ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	25	5	15	30	2.5 STORIES NOT TO EXCEED 35 FEET		1.0 ⁸	

ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.		20	5 ⁷	15	2	12			
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			20	5 ⁷	15	2	12			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.	Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.	Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.	Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.				
Mooring slip			No requirement	No requirement	No requirement	No requirement				

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
2. The minimum total zoning lot area is ~~five thousand four hundred~~ 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.
3. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
4. Unless the building height exceeds ~~twenty-five~~ 25 five feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
5. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than ~~twenty-five~~ 25 percent of the building width or ~~thirty~~ 30 percent of the building height, whichever is greater.
6. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
7. Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the floor area

ratio may be increased by ~~twenty~~ 20 percent.

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

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

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

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

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

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

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

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

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

Section 21.50.070 - Bulk Regulations Table R3-NC District.

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) ¹	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft) ⁹	Yards (minimum) Interior Side (ft) ¹⁰	Yards (minimum) Corner Side (ft) ¹⁰	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ¹¹	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum)	Open Space (minimum, percent)
Accessory Uses											
ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	25	5	15	30	2.5 STORIES NOT TO EXCEED 35 FEET		1.0 ⁸	

ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>	<u>2</u>	<u>12</u>				
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			<u>20</u>	<u>5</u> ⁷	<u>15</u>	<u>2</u>	<u>12</u>				
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~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
2. The minimum total zoning lot area is ~~five thousand four hundred~~ 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.
3. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
4. Unless the building height exceeds ~~twenty five~~ 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
5. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than ~~twenty five~~ 25 percent of the building width or ~~thirty~~ 30 percent of the building height, whichever is greater.
6. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
7. Unless the entire structure is located on the rear ~~twenty five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
8. ~~Where~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the floor area ratio may be increased by ~~twenty~~ 20 percent.
9. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards ~~must~~ SHALL equal at

least ~~twenty~~ 20 percent of the lot width.

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

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

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

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

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

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

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

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) ¹	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft) ⁹	Yards (minimum) Interior Side (ft)	Yards (minimum) Corner Side (ft)	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ¹¹	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio	Open Space (minimum, percent)
Accessory Uses											
ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	25	5 ¹⁰	15	30	2.5 STORIES NOT TO EXCEED 35 FEET		1.0 ⁸	
ACCESSORY DETACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	20	5 ⁷	15	2	¹²		0.25 OF THE PRINCIPAL STRUCTURE	

Buildings accessory to single-family dwellings				20	5 ⁷	15	2	¹²		0.25 of the principal structure	
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~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
2. The minimum total zoning lot area is ~~five thousand four hundred~~ 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.
3. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
4. Unless the building height exceeds ~~twenty-five~~ 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
5. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than ~~twenty-five~~ 25 percent of the building width or ~~thirty~~ 30 percent of the building height, whichever is greater.
6. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
7. Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
8. ~~Where~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the floor area ratio may be increased by ~~twenty~~ 20 percent.
9. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant Chapter 21.38.
 - ii. Building additions may maintain the front yard of the existing structure.
 - iii. If a structure is demolished for the purposes of new construction, the new structure ~~must~~ SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.
10. Rearward building additions may maintain the side yard of the existing structure, except that if ~~such~~ THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.
11. i. Except as provided in subsection (ii) of this note, ~~no~~ A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
 - ii. The height of an addition built behind the ridgeline of an existing structure shall not exceed the height limitation of the underlying zone.
12. ~~Maximum cornice height of eight feet and maximum ridge height of sixteen feet. These limits are subject to adjustment in one of two ways:~~
 - ~~i. The cornice height may be increased to ten feet and the ridge height to twenty feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.~~
 - ~~ii. The cornice and ridge heights may increase one foot for each one foot of additional setback beyond, up to a maximum cornice~~

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

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

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

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

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

Section 21.50.090 - Bulk Regulations Table R3-R District.

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) ¹	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft) ⁹	Yards (minimum) Interior Side (ft)	Yards (minimum) Corner Side (ft)	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ¹¹	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum)	Open Space (minimum, percent)
Accessory Uses											
ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>25</u>	<u>5</u>	<u>5</u>	<u>30</u>	2.5 STORIES NOT TO EXCEED 35 FEET		<u>1.0</u> ⁸	
ACCESSORY DETACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>20</u>	<u>5</u> ⁷	<u>15</u>	<u>2</u>	<u>12</u>			

Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				20	5 ⁷	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~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
2. The minimum total zoning lot area is ~~five thousand four hundred~~ 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.
3. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
4. The building height exceeds ~~twenty-five~~ 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~forty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
5. Corner side yards are not required, except ~~in the case where~~ WHEN there is an established front yard in the remainder of the block. In such cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
6. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
7. Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
8. ~~Where~~ IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the floor area ratio may be increased by ~~twenty~~ 20 percent.
9. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
 ii. Building additions may maintain the front yard of the existing structure.
 iii. If a structure is demolished for the purposes of new construction, the new structure ~~must~~ SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.
10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards ~~must~~ SHALL equal at least ~~twenty~~ 20 percent of the lot width.
11. i. Except as provided in subsections (ii) and (iii) of this note, ~~no~~ A building ~~shall~~ MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
 ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure ~~is extant~~ EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

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

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

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

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

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

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

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

Section 21.50.100 - Bulk Regulations Table R4 District.

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) ¹ Lot Dimensions (minimum) Width (ft) Yards (minimum) Front (ft) Yards (minimum) Interior Side (ft) ¹² Yards (minimum) Corner Side (ft) ¹² 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)										
Dwellings, single-family detached	4,800	40	15	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Accessory Uses										
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>40</u>	<u>15</u>	<u>5</u>	<u>15</u>	<u>30</u>	2.5 STORIES NOT TO EXCEED 35 FEET		1.0 ⁹	
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>40</u>	<u>15</u>	<u>5</u> ⁸	<u>10</u>	<u>2</u>	<u>15</u>			

Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				15	5 ⁸	10	2	12			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.	Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.	Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 25 feet from all others.	Minimum of one hundred fifty 150 feet from the nearest residential property line, twenty-five 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 THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
2. The minimum total zoning lot area is ~~four thousand eight hundred~~ 4,800 square feet. If ~~seventy-five~~ 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be ~~one thousand~~ 1,000 square feet per dwelling unit.
3. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
4. Unless the building height exceeds ~~twenty-five~~ 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
5. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than ~~twenty-five~~ 25 percent of the building width or ~~thirty~~ 30 percent of the building height, whichever is greater.
6. If ~~seventy-five~~ 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 ~~fifteen~~ 15 feet.
8. Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
9. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the floor area ratio may be increased by ~~twenty~~ 20 percent.
10. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
11. If the lot is to be subdivided, a minimum lot area of ~~two thousand four hundred~~ 2,400 square feet and a minimum lot width of ~~thirty~~ 30 feet per dwelling unit shall be provided.
12. In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

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

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

Section 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 exceptions, 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) ¹	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft) ¹²	Yards (minimum) Interior Side (ft) ¹³	Yards (minimum) Corner Side (ft)	Yards (minimum) Rear (ft) ¹⁵	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ¹⁶	Height, Coverage, Floor Area Ratio (maximum)	Height, Coverage, Floor Area Ratio (maximum)	Open Space (minimum, percent)
Accessory Uses											
ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	40	15	5	¹⁴	30	2.5 STORIES NOT TO EXCEED 35 FEET		1.0 ²	
ACCESSORY DETACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	40	15	5 ⁸	10	2	¹⁷			
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				15	5 ⁸	10	2	¹⁷			

Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of one hundred fifty <u>150</u> feet from the nearest residential property line, twenty-five <u>25</u> feet from all others.	Minimum of one hundred fifty <u>150</u> feet from the nearest residential property line, twenty-five <u>25</u> feet from all others.	Minimum of one hundred fifty <u>150</u> feet from the nearest residential property line, twenty-five <u>25</u> feet from all others.	Minimum of one hundred fifty <u>150</u> feet from the nearest residential property line, twenty-five <u>25</u> feet from all others.				
Mooring slip				No requirement	No requirement	No requirement					

Table Notes:

- Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the required area may be reduced by ~~twenty~~ 20 percent.
- The minimum total zoning lot area is ~~four thousand eight hundred~~ 4,800 square feet. If ~~seventy-five~~ 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be ~~one thousand~~ 1,000 square feet per dwelling unit.
- Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
- Unless the building height exceeds ~~twenty-five~~ 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
- Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than ~~twenty-five~~ 25 percent of the building width or ~~thirty~~ 30 percent of the building height, whichever is greater.
- If ~~seventy-five~~ 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.
- Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
- Unless the entire structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space ~~which~~ THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than ~~two hundred~~ 200 feet, the floor area ratio may be increased by ~~twenty~~ 20 percent.
- As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- If the lot is to be subdivided, a minimum lot area of ~~two thousand four hundred~~ 2,400 square feet and a minimum lot width of ~~thirty~~ 30 feet per dwelling unit shall be provided.
- 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.
 - Building additions may maintain the front yard of the existing structure.
 - If a structure is demolished for the purposes of new construction, the new structure ~~must~~ **SHALL** maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.
- Rearward building additions may maintain the side yard of an existing structure, except that if ~~such~~ **THE** addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.
- Corner side yards are not required, except ~~in the case where~~ **WHEN** there is an established front yard in the remainder of the block. In such cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

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

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

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

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

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

Section 21.50.120 - 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 Dimension (minimum) Width (ft)	Yards (minimum) Front (ft)	Yards (minimum) Interior Side (ft)	Yards (minimum) Corner Side (ft)	Yards (minimum) Rear (ft)	Height, maximum (feet)
ACCESSORY ATTACHED DWELLING UNIT	<u>2.0</u>		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>25</u>	¹	²	³	<u>30</u>	⁴
ACCESSORY DETACHED DWELLING UNIT	<u>2.0</u>		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	PER THE PRINCIPAL USE	¹	<u>5</u> ⁵	³	<u>2</u>	⁴

Accessory buildings and structures	2.0		Per the principal use	Per the principal use	1	5 ⁵	0	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~~ WHEN a side yard is provided it shall be not less than five feet. See also Chapter 21.56 for modifications to the side yard requirements.
3. Corner side yards are not required, except ~~in the case where~~ WHEN there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
4. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.
5. Unless the entire accessory structure is located on the rear ~~twenty-five~~ 25 percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

Section 21.50.130 - Bulk Regulations Table C1-A District.

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)
Accessory Uses									
ACCESSORY ATTACHED DWELLING UNIT	2.0		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	25	1	2	0	30	4
ACCESSORY DETACHED DWELLING UNIT	2.0		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	PER THE PRINCIPAL USE	1	5 ⁵	0	2	4

Accessory buildings	2.0		Per the principal use	Per the principal use	1	5 ⁵	5	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~~ WHEN a side yard is provided it shall be not less than five feet.
3. Corner side yards are not required, except ~~in the case where~~ WHEN there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
4. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.
5. Unless the entire accessory structure is located on the rear ~~twenty-five~~ 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) ¹	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 ²	0 ²	15 ²	0 ²	7,000 ³	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 ⁵	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 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.
ACCESSORY USES									
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	15	5	10	30		1.0 ⁸	2.5 STORIES NOT TO EXCEED 35 FEET	
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	15	5 ⁷	10	2				

Table Notes:

1. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
2. In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall,

- fence or densely planted compact plantings may be required, as determined through the site plan design review process.
3. Per business establishment, exclusive of floor area devoted to off-street parking and loading facilities.
 4. Business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.
 5. In addition to the area for the business establishment.
 6. Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.
 7. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.
 8. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT.
 9. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.
 II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

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

21.50.200 - Bulk Regulations Table C2 District.

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	1	0	2	30	5	

Dwellings above the ground floor of non-residential uses	2.0	No additional lot area requirement							Efficiency apartment: 300 ⁴ One bedroom apartment: 450 ⁴ Two-bedroom apartment: 600 ⁴ Each additional bedroom: 150 ⁴
ACCESSORY USES									
ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>20</u>	¹	<u>0</u>	²	<u>30</u>	³	
ACCESSORY DETACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>20</u>	¹	<u>0</u>	²	<u>2⁶</u>	<u>3.7</u>	

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.
2. Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Section Chapter 21.38.
3. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.
4. The minimum space requirements may not be reduced by a variance from the Board of Appeals.
5. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.
6. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.
II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

21.50.220 - Bulk Regulations Table PM2 District.

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

Permitted uses, special exceptions 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 ³	5 ⁴	15 ²	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.				
							2. Adjacent to other roads: 20 foot landscaped bufferyard.	15 percent of lot area		2.0	

Dwellings, single-family attached	3,600	16	20 ³		15 ²	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. 2. Adjacent to other roads: 20 foot landscaped bufferyard.	15 percent of lot area		2.0	
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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. 2. Adjacent to other roads: 20 foot landscaped bufferyard.	15 percent of lot area	2.0	
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Dwellings, two-family	7,200	16	20 ³	5 ⁴	15 ²	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. 2. Adjacent to other roads: 20 foot landscaped bufferyard.	15 percent of lot area	2.0	
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Business uses	3 acres ¹		40 ⁵	25 ⁵	30 ⁵	30 ⁵	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. 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. 2. In areas adjacent to all other districts: four stories not to exceed 48 feet.
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Offices, business and professional	3 acres ¹	250	40 ⁵	25 ⁵	30 ⁵	30 ⁵	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. 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. 2. In areas adjacent to all other districts: four stories not to exceed 48 feet.
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Offices, nonprofit, educational, cultural, or civic	6,000	50	40 ⁵	25 ⁵	30 ⁵	30 ⁵	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. 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. 2. In areas adjacent to all other districts: four stories not to exceed 48 feet.
Educational and cultural institutions	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24

Religious institutions	20,000	90	40 ⁵	25 ⁵	30 ⁵	30 ⁵	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. 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. 2. In areas adjacent to all other districts: four stories not to exceed 48 feet.
ACCESSORY USES											
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	25	25	5	15	30				1.0 ⁷	
ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	25	25	5 ⁶	15	2					8

Table Notes:

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

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

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

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

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

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

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

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

<p>Corner side yard coincides with an adjacent residential district</p>	<p>20</p>	<p>1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.</p>
<p>Rear yard coincides with a lot line in a residential district.</p>	<p>30</p>	<p>1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.</p>
<p>Uses permitted as a principal use in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2. These uses are identified on the Table of Uses for Commercial and Industrial Zoning Districts, Chapter 21.48.</p>	<p>1. Buildings shall have a minimum separation from any residential structures of 60 feet plus an additional two feet for every one foot of building height in excess of 24 feet. 2. Parking areas shall have a minimum 24-foot buffer from adjacent residential properties.</p>	

21.50.240 - Bulk Regulations Table P 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 (minimum sq. ft. 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, Floor Area Ratio (maximum) ¹
Clubs, recreational and social		5,400	50	25 ³	10	20	30	1.8
Day care centers, group		5,400	50	25	6	15	30	2.4
Dwellings, multifamily	1 bedroom: 1,400 ² 2 or more bedrooms: 1,800 ²		50	20 ³	5 ⁴	15	30	2.4
Dwellings, single-family attached	3,600 ²		16	20 ³	5 ⁴	15	30	2.4
Dwellings, single-family detached	3,600 ²		50	20 ³	5 ⁴	15	30	
Dwellings, two-family	3,600 ²		50 ¹⁰	20 ³	5 ⁴	15	30	
Educational institutions		Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24

Governmental uses								
Group homes		3,600 ²	50					2.4
Health and medical institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
Offices, business and professional, and nonprofit, educational, cultural, or civic			40	15 ³	10 ^{4,6}	10	30	2.4 ⁷
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 institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
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 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.
ACCESSORY USES								
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>20</u> ³	<u>5</u> ⁴	<u>15</u>	<u>30</u>		
ACCESSORY DETACHED DWELLING UNIT ¹²	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>20</u>	<u>5</u> ⁵	<u>15</u>	<u>2</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 ~~five thousand four hundred~~ 5,400 square feet.
3. Plus one foot for each three feet by which the building width exceeds ~~forty~~ 40 feet.
4. Unless the building height exceeds ~~twenty-five~~ 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings ~~fifty~~ 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ~~ten~~ 10 percent of the building width or ~~twenty~~ 20 percent of the building height, whichever is greater.
5. Plus one foot for each two feet by which the building height exceeds ~~fifteen~~ 15 feet.
6. Subject to Table Note 4, one interior side yard may be less than ~~ten~~ 10 feet, provided the sum of both side yards is at least ~~ten~~ 10 feet.
7. If ~~seventy-five~~ 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 3.0.
8. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

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

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

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

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

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

21.50.250 - Bulk Regulations Table PM District.

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 (minimum sq. ft. 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)	Floor Area Ratio (maximum)	Height (maximum, stories and feet)
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. ³ 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. ³ 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. ³ 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. ³ 2. All other buildings: three stories not to exceed 35 feet.
Dwellings, single-family attached		3,600	16	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. ³ 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. ³ 2. All other buildings: three stories not to exceed 35 feet.
Dwellings, two-family		3,600	50 ¹	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. ³ 2. All other buildings: three stories not to exceed 35 feet.

Education al institution s		Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24		Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24
Governme ntal uses				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. ³ 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	<p>1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three stories not to exceed 35 feet.</p>
Offices, business and professional, and nonprofit, educational, cultural, or civic			65	See table notes	See table notes	See table notes	30	0.75	<p>1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three stories not to exceed 35 feet.</p>

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. ³ 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. ³ 2. All other buildings: three stories not to exceed 35 feet.
ACCESSORY USES									

ACCESSORY ATTACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	SEE TABLE NOTES	SEE TABLE NOTES	SEE TABLE NOTES	<u>30</u>	<u>0.75⁵</u>	1. BUILDINGS WITH DORMERLESS ROOFS WITH STRAIGHT RAFTERS PITCHED MORE THAN 20 DEGREES SHALL HAVE A MAXIMUM CORNICE LINE OF 28 FEET IN HEIGHT AND A RIDGELINE OF 38 FEET IN HEIGHT. ³ 2. ALL OTHER BUILDINGS: THREE STORIES NOT TO EXCEED 35 FEET.
ACCESSORY DETACHED DWELLING UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	SEE TABLE NOTES	SEE TABLE NOTES	SEE TABLE NOTES	<u>2</u>		⁴

Table Notes:

1. If the lot is to be subdivided, a minimum lot width of ~~twenty-five~~ 25 feet per dwelling unit shall be provided.
2. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
3. Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline to ~~forty-five~~ 45 feet upon findings that this would achieve a roof slope more compatible with

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

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

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

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

Front yard requirements

1. The required front yard is the greater of ~~twenty feet~~ 25 or the average setback of all structures located on parcels on the same block ~~which~~ THAT lie within ~~three hundred~~ 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 ~~fifty~~ 50 feet or more in width:

a. At least ~~thirty-three~~ 33 percent of the building façade shall be set back ~~thirty-five~~ 35 feet from the front property line or ~~fifteen~~ 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: ~~ten~~ 10-foot side yard. Buildings over two stories: ~~fifteen~~ 15-foot side yard.

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

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

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

Corner side yard requirements:

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

a. Buildings two stories or less: ~~ten~~ 10 feet; buildings over two stories: ~~fifteen~~ 15 feet, or

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

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

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

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

Transitional Yard Requirements:

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

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

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

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

Corner side yard coincides with an adjacent residential district.	15-foot corner side yard	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.
Rear yard coincides with either the side or rear lot line in an adjacent residential district.	30-foot rear yard	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

21.50.260 - Bulk Regulations Table MX 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 exceptions, and uses subject to specific standards	Lot Dimensions (minimum) Area (sq. ft. or acres)	Lot Dimensions (minimum) Width (ft)	Required Yard or Setback	Minimum Feet	Floor Area Ratio (maximum) ³	Height (maximum, feet) ^{5, 8, 9}	Location of front façade	Open Space (percent of zoning lot area) ⁷	Living Space (minimum gross sq. ft.)
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5,400	50	1. Lot line adjoining a residential zoning district:	15 ^{1,2}	1.75, or 2.25 for the following structures: 1. Any structure with 25 percent or more of its floor area devoted to commercial uses, or residential uses, or a combination of commercial and residential uses, or 2. Any structure with the entire ground level front façade devoted to commercial uses ⁴ .	1. Structures located within 30 feet of a residence in a residential zoning district: MX-1 Height District: 65 feet. MX-2 Height District: 46 feet. MX-3 Height District: 36 feet.	The front façade of each building shall maintain the established setback of the block on which it is located. Where there is no established setback, the front façade of each such building shall be set back not more than 15 feet from the face of the curb ⁶ .	Lots 40,000 to 100,000 sf: 10 percent. Lots over 100,000 sf: 30 percent.	For dwellings above the ground floor of nonresidential uses: Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
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			2. Any portion of a structure over 35 feet in height:	15 plus 10 feet for each 10 feet of height above 35 feet ^{1,2}	1.75, or 2.25 for the following structures: 1. Any structure with 25 percent or more of its floor area devoted to commercial uses, or residential uses, or a combination of commercial and residential uses, or 2. Any structure with the entire ground level front façade devoted to commercial uses ⁴ .	1. Structures located within 30 feet of a residence in a residential zoning district: MX-1 Height District: 65 feet. MX-2 Height District: 46 feet. MX-3 Height District: 36 feet.	The front façade of each building shall maintain the established setback of the block on which it is located. Where there is no established setback, the front façade of each such building shall be set back not more than 15 feet from the face of the curb ⁶ .	Lots 40,000 to 100,000 sf: 10 percent. Lots over 100,000 sf: 30 percent.	For dwellings above the ground floor of nonresidential uses: Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
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			3. Portions of a structure over 46 feet in height that are not stepped back as provided for above in 2	50 ^{1,2}	1.75, or 2.25 for the following structures: 1. Any structure with 25 percent or more of its floor area devoted to commercial uses, or residential uses, or a combination of commercial and residential uses, or 2. Any structure with the entire ground level front façade devoted to commercial uses ⁴ .	1. Structures located within 30 feet of a residence in a residential zoning district: 35 feet. MX-1 Height District: 65 feet. MX-2 Height District: 46 feet. MX-3 Height District: 36 feet.	The front façade of each building shall maintain the established setback of the block on which it is located. Where there is no established setback, the front façade of each such building shall be set back not more than 15 feet from the face of the curb ⁶ .	Lots 40,000 to 100,000 sf: 10 percent. Lots over 100,000 sf: 30 percent.	For dwellings above the ground floor of nonresidential uses: Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
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			4. All other yards:	As determined through the zoning decision-making process set forth in Division II, Administration.	1.75, or 2.25 for the following structures: 1. Any structure with 25 percent or more of its floor area devoted to commercial uses, or residential uses, or a combination of commercial and residential uses, or 2. Any structure with the entire ground level front façade devoted to commercial uses ⁴ .	1. Structures located within 30 feet of a residence in a residential zoning district: MX-1 Height District: 65 feet. MX-2 Height District: 46 feet. MX-3 Height District: 36 feet.	The front façade of each building shall maintain the established setback of the block on which it is located. Where there is no established setback, the front façade of each such building shall be set back not more than 15 feet from the face of the curb ⁶ .	Lots 40,000 to 100,000 sf: 10 percent. Lots over 100,000 sf: 30 percent.	For dwellings above the ground floor of nonresidential uses: Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
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ACCESSORY USES	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)
ACCESSORY ATTACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	50	15	5	15	30	1.0 ¹¹	5

ACCESSORY DETACHED DWELLING UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>50</u>	<u>15</u>	<u>5</u>	<u>15</u>	<u>2</u>		<u>12</u>
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Table Notes:

1. This yard is a transitional yard; planting or screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process. Notwithstanding the provisions of Section 21.60.090, no obstruction (as defined by Section 21.60.090) may be located in a required yard, other than the required planting or screening.
2. The yard and setback requirements do not apply to the adaptive reuse of an existing structure provided that:
 - a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and
 - b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.
3. The FAR limitations do not apply to the rehabilitation of an existing structure. As used in this subsection, "rehabilitation" is limited to the remodeling, renovation, alteration or reconstruction of an interior of the existing structure without any change in the bulk of the structure and without any remodeling, renovation, alteration or reconstruction of the structure's exterior, excepting minor cosmetic repairs and routine maintenance.
4. The commercial use space shall have a minimum height of ~~twelve~~ 12 feet and a minimum depth of ~~twenty-five~~ 25 feet. Non-commercial uses that may be included in this façade are limited to: i) one driveway, up to ~~thirty-three~~ 33 feet wide, required for access to parking; ii) space required for a lobby; and iii) space required for access to upper floor uses.
5. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.
6. The setback is measured to the principal elements of the front façade at its closest point to the curb.
7. Open space must be permanently dedicated to use in common.
8. The height of rooftop accessory structures, including, but not limited to, utility penthouses and architectural appurtenances shall not exceed ~~twelve~~ 12 feet above the maximum height under this section. No accessory structures shall exceed ~~twenty-five~~ 25 percent of the rooftop area on which it is affixed, except that accessory structures exceeding this height and/or area requirement may be allowed as a special exception subject to the provisions of Chapter 21.26.
9. In planned developments with a minimum lot size of five acres, "Theaters, Indoor" and "Accessory Structures" such as clock towers, attached to office and/or retail Structures shall not exceed ~~one hundred~~ 100 feet in height.
10. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.
11. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT.
12. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.
 II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

21.50.270 - Bulk Regulations Table C2P District.

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	¹	0	²	30	See Chapter 21.56 (Historic District)	
Dwellings above the ground floor of nonresidential uses	2.0	No additional lot area requirement							Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
ACCESSORY USES									
ACCESSORY ATTACHED DWELLING UNIT	<u>2.0</u>	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREMENT.	<u>20</u>	¹	<u>0</u>	²	<u>30</u>	SEE CHAPTER 21.56 (HISTORIC DISTRICT)	

ACCESSORY DETACHED DWELLING UNIT	2.0	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	20	1	0	2	2	2	
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Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.
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. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.
 II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.

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

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

Section 21.64.010 – Purpose and application of standards.

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

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

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

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

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

Use	Standard	Additional Provisions
Amusement establishments, indoor.	Number of spaces to be determined through the use and site development plan approval process. Guidelines for determining the appropriate number of parking spaces are: Amusement Arcades: one vehicle parking space per four amusement machines, plus one bicycle parking space per machine. Pools and rinks: Spaces sufficient to serve 30 percent of the capacity in persons of the facility. Additional spaces for auxiliary uses such as bars, and restaurants: one space per 300 hundred square feet.	
Animal hospitals, including veterinarian offices	Two spaces per employee.	
Apartment hotels	One space per dwelling unit or lodging room.	
Lodging rooms located in apartment hotels	One space per three rooms.	
Bakeries	One space per 200 square feet.	
Banks and financial institutions	One space per 300 square feet.	
Bars and taverns	Spaces equal to 30 percent of the capacity in persons.	
Bed and Breakfast Homes		
C1 and C1A districts	None required.	Bed and breakfast homes without off-street parking must SHALL purchase City garage parking passes for guests.
R-2 Neighborhood Conservation district. R-3-Neighborhood Conservation 2 district	One or two guest rooms: one space. Three guest rooms: three spaces. Four guest rooms: four spaces. Five guest rooms: five spaces.	
R-3-Neighborhood Conservation district	One space per guest room, one space for owner and one space per nonresidential employee.	
Boat showrooms	Two spaces per employee.	
Building material sales	One space per two employees, plus one space for each 300 square feet of gross floor area in excess of 4,000 square feet	
Clubs, lodges and meeting halls.	Spaces sufficient to serve 30 percent of the capacity in persons of the facility, plus one space per lodging room, if provided.	
Conference facilities	Spaces sufficient to serve 30 percent of the capacity in persons of the facility.	

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

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

Table Notes:

1. *Calculation Rules.*

A. Unless stated otherwise in the table, when the standard is given in square feet the standard means the number of parking spaces per square footage of gross floor area. See THE definition of “floor area” in Division VI for areas to be included in the calculation.

B. When the number of off-street parking spaces required by the table results in a fraction, any fraction of one-half or less may be disregarded, ~~while~~ AND a fraction over one-half is counted as one parking space.

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

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

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

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

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

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

Chapter 21.72 - TERMS AND DEFINITIONS

Section 21.72.010 - Terms.

A. **Construction.** In the construction of this Zoning Code, the rules and definitions contained in this chapter shall be observed and applied, except when the context clearly indicates otherwise.

B. **Definitions.** Except as provided for elsewhere in this Zoning Code, terms used in this Zoning Code shall have the definition provided in any standard dictionary, unless specifically defined below or in any other provision of this Zoning Code.

C. **Generic Definitions.**

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

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

D. **List of Definitions.**

REVISOR’S NOTE: In this section, the terms “Accessory Attached Dwelling Unit” and “Accessory Detached Dwelling Unit” are added.

No other changes are made.

Accessory building or use. See Use, accessory.

“ACCESSORY ATTACHED DWELLING UNIT,” SEE “DWELLING UNIT, ACCESSORY ATTACHED”

“ACCESSORY DETACHED DWELLING UNIT,” SEE “DWELLING UNIT, ACCESSORY DETACHED”

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

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

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

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

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

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

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

units. Examples:

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

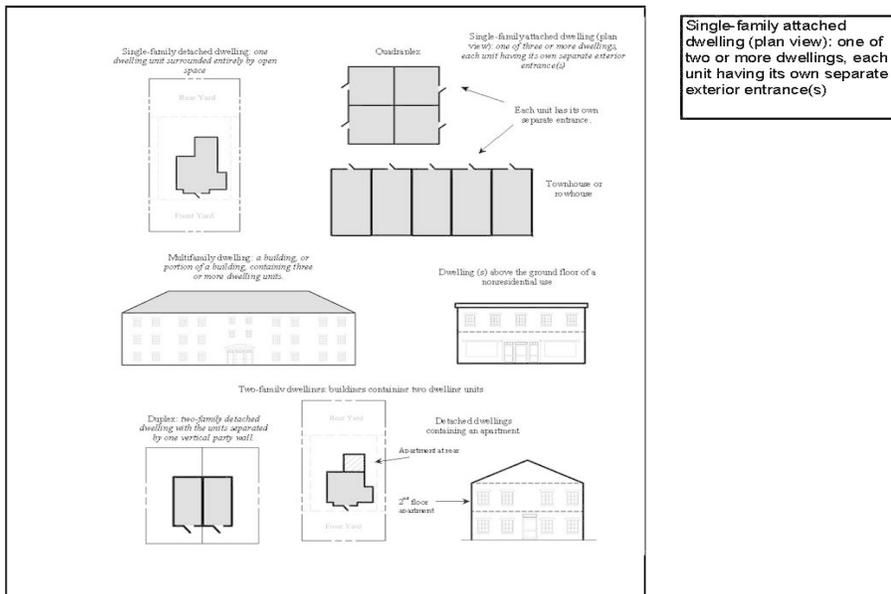
"Dwelling unit" means any habitable room or a group of adjoining habitable rooms located within a dwelling and forming a single unit with facilities which are used or intended to be used for living, sleeping, cooking and eating of meals.

Explanation:

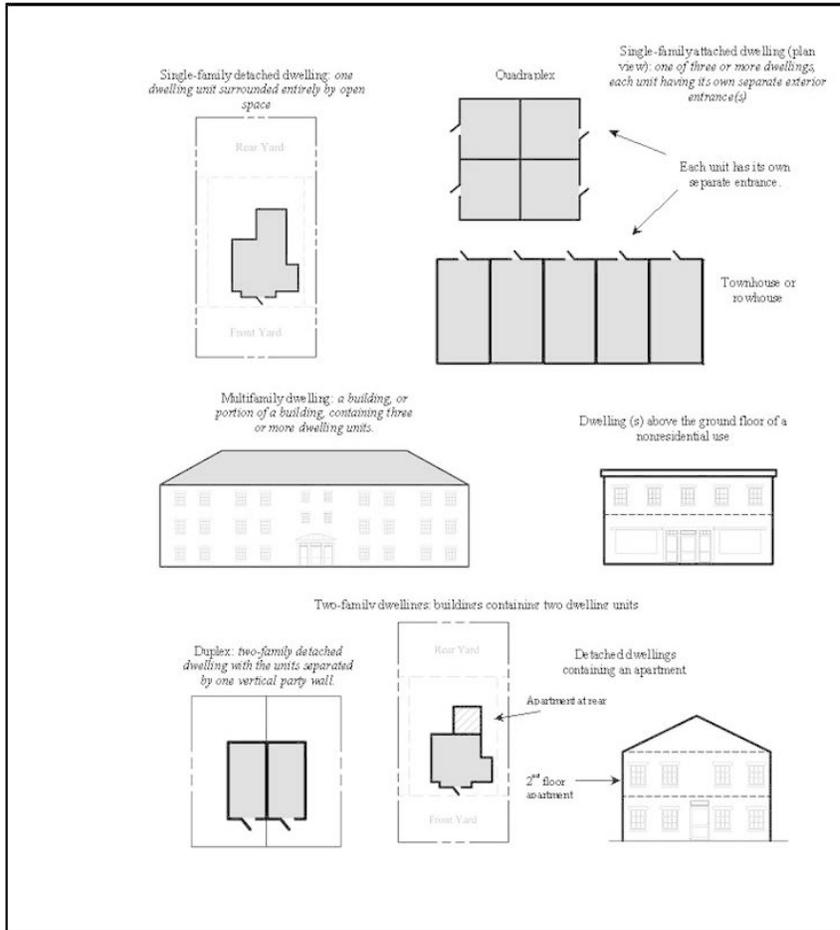
UPPERCASE indicates matter added to existing law.

~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates amendments.



Illustrations for dwelling unit definitions



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

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

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

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

Explanation:

UPPERCASE indicates matter added to existing law.