

# City of Annapolis

160 Duke Of Gloucester Street Annapolis, MD 21401

# Legislation Details (With Text)

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

Type:OrdinanceStatus:WithdrawnFile created:12/5/2019In control:City CouncilOn agenda:9/14/2020Final 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| 9/14/2020 | 1    | City Council                         | withdrawn without objection          | Pass   |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<br>Committee | recommend with amendments            | Pass   |
| 7/14/2020 | 1    | Rules & City Government Committee    | postpone                             | Pass   |
| 7/14/2020 | 1    | Rules & City Government Committee    | Recommend Favorably-Amendment        | Pass   |
| 7/13/2020 | 1    | City Council                         | postpone                             | Pass   |
| 5/26/2020 | 1    | City Council                         | postpone                             | Pass   |
| 5/12/2020 | 1    | Rules & City Government Committee    | Recommend Favorably-Amendment        | Pass   |
| 5/12/2020 | 1    | Rules & City Government Committee    | recommend with amendments            | Pass   |
| 4/27/2020 | 1    | City Council                         | declare the public hearing closed    | Pass   |
| 4/27/2020 | 1    | City Council                         | declare the public hearing left open | Fail   |
| 4/13/2020 | 1    | City Council                         | declare the public hearing left open |        |
| 4/13/2020 | 1    | City Council                         | presented                            |        |
| 1/27/2020 | 1    | City Council                         | postpone                             | Pass   |
| 1/13/2020 | 1    | City Council                         | declare the public hearing left open | Pass   |

| File #: 0-39-19 | , vers | ion: 1       |                                |      |
|-----------------|--------|--------------|--------------------------------|------|
| 12/9/2019       | 1      | City Council | forwarded to next agenda due o | 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

21.50.040

21.50.060

21.50.070

21.50.000

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.

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

| Colleges,   | S     | S     | S     | S     | S     | S     | S     | S     | S     | S     | S     | P     |                |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----------------|
| private   |       | 5     |       |       |       | 5     | 5     |       |       | 5     |       | 1     |                |
| Day care,<br>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,<br>walkways,<br>parking or<br>access for<br>uses located<br>in an<br>adjacent<br>nonresidenti<br>al district | S     | S     | S     | S     | S     | S     | S     | S     | S     | S     | S     |       |                |
| Dwellings,<br>multi-family  |       |       |       |       |       | S     | S     | S     | S     | S     | S     | S-Std |                |
| Dwellings,<br>multi-family<br>containing<br>six or fewer<br>dwelling<br>units   |       |       |       |       |       |       | P-Std |       |       |       |       |       |                |
| Dwellings,<br>single-family<br>attached   |       |       |       |       |       | S     | S     | S     | S     | S     | S     | S-Std |                |
| Dwellings,<br>single-family<br>detached   | Р     | Р     | Р     | P     | Р     | Р     | Р     | Р     | Р     | Р     | Р     | Р     | P              |
| Dwellings,<br>two-family  |       |       |       | 1     |       | P     | P     | P     | P     | P     | P     | S-Std | S <sup>2</sup> |

# 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. T   |                |                |                |                   |       |                |                |                 |                    |                 |
|--|----------------|----------------|----------------|-------------------|-------|----------------|----------------|-----------------|--------------------|-----------------|
| Uses   | District<br>B1 | District<br>B2 | District<br>B3 | District<br>B3-CD |       | District<br>BR | District<br>C2 | District<br>C2A | District<br>PM2    | District<br>I1  |
| ACCESSORY<br>ATTACHED<br>DWELLING<br>UNIT  | A-STD          |                |                |                   |       |                | A-STD          |                 | A-STD              |                 |
| Accessory<br>buildings and<br>uses, including<br>signs   | A              | A              | A              | A                 | A     | A              | A              | A               | A                  | A               |
| ACCESSORY<br>DETACHED<br>DWELLING<br>UNIT  | A-STD          |                |                |                   |       |                | A-STD          |                 | A-STD              |                 |
| Adult book<br>stores   |                |                | S-Std          | S-Std             | S-Std |                |                |                 |                    |                 |
| Amusement establishments, indoor   |                |                | P              | P                 | P     |                |                |                 |                    |                 |
| Animal<br>hospitals,<br>including<br>veterinarian<br>offices   |                |                | S              | S                 | P     |                |                |                 |                    |                 |
| Antenna towers   |                |                |                |                   |       |                |                |                 |                    | P-Std,<br>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 <sup>1</sup>     |                 |
| Appliance<br>stores including<br>electrical and<br>household<br>appliances, and<br>radio and<br>television sales<br>and repair |                | P              | P              | P                 | P     | P              | P              | P               | P <sup>1</sup>     |                 |
| Arts and crafts stores   | P              | P              | P              | P                 | P     | P              | P              | P               | P 1,2              |                 |
| Arts or cultural centers   |                |                |                |                   | Р     |                |                |                 |                    |                 |
| 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 <sup>1</sup> |                 |
| Bakeries   |                |                |                |                   |       |                |                |                 |                    | P               |
| Banks and financial institutions   | S-Std          | Р              | P              | Р                 | Р     | Р              | Р              | Р               | P 1,2              |                 |

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| _   | _     | _          | _          | _          |       |       | _     | _        | _  | _     |
|---|-------|------------|------------|------------|-------|-------|-------|----------|--|-------|
| Bars and  |       | S          | S          | S          | S     |       | S     |          |  |       |
| taverns   |       |            |            |            |       |       |       |          |  |       |
| Bicycle sales,  | Р     | Р          | P          | P          | P     | P     | P     | P        |  |       |
| rental and  |       |            |            |            |       |       |       |          |  |       |
| repair stores   |       |            |            |            |       |       |       |          |  |       |
| Boat  |       |            | Р          | Р          | Р     |       |       |          |  |       |
| showrooms   |       |            | 1          | 1          | ĺ     |       |       |          |  |       |
| Building  |       |            | S          | S          | P     |       |       |          |  | P     |
| materials sales   |       |            | 5          | 5          | 1     |       |       |          |  | 1     |
| and storage   |       |            |            |            |       |       |       |          |  |       |
| Cab stands  |       |            |            |            | S     |       |       |          | -  |       |
| including   |       |            |            |            | 3     |       |       |          |  |       |
| dispatch offices  |       |            |            |            |       |       |       |          |  |       |
| and related   |       |            |            |            |       |       |       |          |  |       |
| parking   |       |            |            |            |       |       |       |          |  |       |
| facilities  |       |            |            |            |       |       |       |          |  |       |
| Candy stores,   | P     | P          | P          | P          | P     | P     | P-Std | <u> </u> | <del>                                     </del> |       |
| where only  | 1     | 1          | 1          | 1          | 1     | 1     | 1-514 |          |  |       |
| candy   |       |            |            |            |       |       |       |          |  |       |
| prepackaged off   |       |            |            |            |       |       |       |          |  |       |
| the premises is   |       |            |            |            |       |       |       |          |  |       |
| sold  |       |            |            |            |       |       |       |          |  |       |
| Candy stores  | S-Std | S-Std      | S-Std      | S-Std      |       | P-Std | P-Std |          | P-Std <sup>1</sup>                               |       |
| including candy   |       |            |            |            |       |       |       |          |  |       |
| making  |       |            |            |            |       |       |       |          |  |       |
| Carpet and rug  |       | P          | P          | P          | P     | P     | P     | P        | P <sup>1</sup>                                   |       |
| stores, retail  |       |            |            |            |       |       |       |          |  |       |
| sales only  |       |            |            |            |       |       |       |          |  |       |
| Catering  | P-Std | P-Std      | P-Std      | P-Std      | P-Std | P-Std | P-Std |          |  | P-Std |
| establishments,   |       |            |            |            |       |       |       |          |  |       |
| where no food,  |       |            |            |            |       |       |       |          |  |       |
| beverages   |       |            |            |            |       |       |       |          |  |       |
| and/or desserts   |       |            |            |            |       |       |       |          |  |       |
| are sold on the   | I     |            |            |            |       |       |       |          |  |       |
|   |       |            |            |            |       |       |       |          |  |       |
| premises  |       |            |            |            |       |       |       |          |  |       |
| premises Clubs, lodges  |       | P          | P          | P          | P     | P     | P     | P        |  |       |
|   |       | P          | P          | P          | P     | P     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no  |       | P          | P          | P          | P     | P     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises   |       | P          | Р          | P          | P     | P     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises<br>food or  |       | P          | Р          | Р          | P     | P     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises<br>food or<br>beverage  |       | P          | P          | P          | P     | P     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises<br>food or<br>beverage<br>preparation   |       | P          | P          | Р          | P     | P     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises<br>food or<br>beverage<br>preparation<br>facilities   |       |            | 1          | 1          | P     | 1     | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises<br>food or<br>beverage<br>preparation<br>facilities<br>Clubs, lodges  |       | P<br>S-Std | P<br>S-Std | P<br>S-Std | P     | P-Std | P     | P        |  |       |
| Clubs, lodges<br>and meeting<br>halls, with no<br>on-premises<br>food or<br>beverage<br>preparation<br>facilities<br>Clubs, lodges<br>and meeting                                       |       |            | 1          | 1          | P     | 1     | P     | P        |  |       |
| Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities Clubs, lodges and meeting halls, with on-  |       |            | 1          | 1          | P     | 1     | P     | P        |  |       |
| Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities Clubs, lodges and meeting halls, with on-premises food                                     |       |            | 1          | 1          | P     | 1     | P     | P        |  |       |
| Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities Clubs, lodges and meeting halls, with on-premises food or beverage                         |       |            | 1          | 1          | P     | 1     | P     | P        |  |       |
| Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities Clubs, lodges and meeting halls, with on-premises food or beverage preparation             |       |            | 1          | 1          | P     | 1     | P     | P        |  |       |
| Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities  Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities | P-Std | S-Std      | S-Std      | S-Std      | P-Std | P-Std |       |          | P-Std  |       |

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

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

#### Notes:

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

- 1. This use is permitted as a principal use only in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2.
- 2. This use is permitted as an incidental use in a structure that contains business, professional or governmental offices provided that gross floor area of all incidental uses does not exceed the amount of space devoted to the first floor of a multistory structure; except, that in no case shall it exceed thirty-three 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<br>P | District<br>MX | District<br>PM | District<br>C2P |
|---|---------------|----------------|----------------|-----------------|
| ACCESSORY ATTACHED<br>DWELLING UNIT   | A-STD         | A-STD          | A-STD          | A-STD           |
| Accessory Structures and uses   | A             | A <sup>2</sup> | A              | A               |
| ACCESSORY DETACHED<br>DWELLING UNIT   | A-STD         | A-STD          | A-STD          | A-STD           |
| Antennas and amateur radio stations   | A-Std         | A-Std          | A-Std          | A-Std           |
| Antique stores  |               | Р              | P-Std          |                 |
| Appliance stores including electrical and household appliances, and radio and television sales and repair |               | Р              |                |                 |
| Arts and crafts studios   |               | 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                                       |               | Р              |                |                 |

| <b></b>  |   | 1     | 1                  | t |
|--|---|-------|--------------------|---|
| Candy stores including candy   |   | P-Std |                    |   |
| making   |   |       |                    |   |
| 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 | Р     | S                  | S |
| Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities    |   | P-Std |                    |   |
| Coffee shops   |   | P-Std |                    |   |
| Conference facilities  |   | S     |                    |   |
| Convenience stores   |   | P-Std |                    |   |
| Day care centers, groups   | S |       | S                  | S |
| Delicatessens  |   | P-Std | P-Std              |   |
| Department stores  |   | Р     |                    |   |
| Drive-through facilities associated with permitted or special exception uses                 |   |       | S-Std <sup>1</sup> |   |
| Dry cleaning and laundry drop off and pick up stations                                       |   |       | Р                  |   |
| Dry cleaning and laundry establishments  |   | Р     |                    |   |
| Dwellings, multi-family  | S | P-Std | S                  | S |
| Dwellings, multi-family, containing 12 or fewer units  |   |       | P-Std              |   |
| Dwellings, single-family attached  | P | P-Std | P                  |   |
| Dwellings, single-family detached  | P | Р     | P                  | P |
| Dwellings, two-family  | P | P     | P                  | P |
| Dwellings above the ground floor of nonresidential uses                                      |   | Р     |                    |   |

#### Footnotes:

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

<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> 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:

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.**

| Permitted<br>uses,<br>special<br>exception<br>uses, and<br>uses<br>subject to<br>specific<br>standards | Lot<br>Dimensions<br>(minimum)<br>Area (sq. ft.<br>or acres) <sup>4</sup> | ons       | Yards<br>(minimu<br>m)<br>Front (ft) | m)<br>Interior | Yards<br>(minimu<br>m)<br>Corner<br>Side (ft) | (minimu<br>m) Rear<br>(ft) | Coverag e, Floor Area Ratio (maximu m) Height (stories and feet) 8 | Coverag<br>e, Floor<br>Area<br>Ratio<br>(maximu<br>m)<br>Maximu | Coverag e, Floor Area Ratio (maximu m) Floor Area Ratio |  |
|--|---|-----------|--------------------------------------|----------------|---|----------------------------|--|---|---|--|
|  | SQUARE  | <u>60</u> | <u>25</u>                            | <u>8</u>       | <u>20</u>                                     |                            | 2.5<br>STORIE<br>S NOT<br>TO<br>EXCEE<br>D 35<br>FEET              | 30  |   |  |
| ED<br>DWELLI   | 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.              | <u>60</u> | 30                                   | <u>8</u> 3     | <u>20</u>                                     | <u>5</u>                   | 9  |   |   |  |

|             |           |                   |                   |           | ie . | <br> |  |
|-------------|-----------|-------------------|-------------------|-----------|------|------|--|
| Buildings   | 30        | 8 3               | 20                | 5         | ĺ    |      |  |
| accessory   |           |                   |                   |           |      |      |  |
| to single-  |           |                   |                   |           |      |      |  |
| family      |           |                   |                   |           |      |      |  |
| dwellings,  |           |                   |                   |           |      |      |  |
| other than  |           |                   |                   |           |      |      |  |
| as          |           |                   |                   |           |      |      |  |
| specified   |           |                   |                   |           |      |      |  |
| elsewhere   |           |                   |                   |           |      |      |  |
| in this     |           |                   |                   |           |      |      |  |
| table       |           |                   |                   |           |      |      |  |
| Clubhouse   | Minimu    | Minimu            | Minimu            | Minimu    |      |      |  |
| s and other |           |                   |                   | m of 150  |      |      |  |
|             |           |                   |                   | feet from |      |      |  |
| structures  |           |                   |                   |           |      |      |  |
| on the      | the       |                   |                   | the       |      |      |  |
| grounds of  |           |                   |                   | nearest   |      |      |  |
| private     | 1         | residenti         |                   |           |      |      |  |
| clubs, golf | al        |                   | al                | al        |      |      |  |
| courses,    |           | property          |                   | property  |      |      |  |
| polo and    |           |                   |                   | line, 25  |      |      |  |
| tennis      |           |                   |                   | feet from |      |      |  |
| clubs       |           | all other         |                   |           |      |      |  |
|             |           | property          | property          | property  |      |      |  |
|             | lines     | lines             | lines             | lines     |      |      |  |
| Mausoleu    | Minimu    | Minimu            | Minimu            | Minimu    |      |      |  |
| ms,         | m of 150  | m of 150          | m of 150          | m of 150  |      |      |  |
| crematorie  | feet from | feet from         | feet from         | feet from |      |      |  |
| s and       | the       |                   | the               | the       |      |      |  |
| columbari   | nearest   | nearest           | nearest           | nearest   |      |      |  |
| ums in      |           | residenti         |                   |           |      |      |  |
| cemeteries  | al        | al                | al                | al        |      |      |  |
|             |           | property          |                   | property  |      |      |  |
|             |           |                   |                   | line, 25  |      |      |  |
|             |           |                   |                   | feet from |      |      |  |
|             |           | all other         |                   |           |      |      |  |
|             |           |                   |                   |           |      |      |  |
|             | lines     | property<br>lines | property<br>lines | lines     |      |      |  |
|             |           |                   |                   |           |      |      |  |
| Mooring     |           | No .              | No .              | No .      |      |      |  |
| slip        | 1 1       | requirem          |                   |           |      |      |  |
|             | ent       | ent               | ent               | ent       |      |      |  |

#### Notes

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

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

- 9. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.
- ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

# Section 21.50.020 - Bulk Regulations Table R1-A District.

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|----------------------|----------------|---|----------|----------|------|-------------|----------|---------------------|
| Permitted            |                |   |          |          |      |             |          |                     |
| uses,                |                |   |          |          |      |             |          |                     |
| special              |                |   |          |          |      |             |          |                     |
| exception            |                |   |          |          |      |             |          |                     |
| uses, and            |                |   |          |          |      |             |          |                     |
| uses                 |                |   |          |          |      |             |          |                     |
| subject to           |                |   |          |          |      |             |          |                     |
| specific             |                |   |          |          |      |             |          |                     |
| standards            |                |   |          |          |      |             |          |                     |
| Lot                  |                |   |          |          |      |             |          |                     |
| Dimension            |                |   |          |          |      |             |          |                     |
| s<br>(Minimum        |                |   |          |          |      |             |          |                     |
| ) Area (sq.          |                |   |          |          |      |             |          |                     |
| ft. or               |                |   |          |          |      |             |          |                     |
| acres) 4, 5          |                |   |          |          |      |             |          |                     |
| Lot                  |                |   |          |          |      |             |          |                     |
| Dimension            |                |   |          |          |      |             |          |                     |
| s                    |                |   |          |          |      |             |          |                     |
| (Minimum             |                |   |          |          |      |             |          |                     |
| ) Width              |                |   |          |          |      |             |          |                     |
| (ft) Yards           |                |   |          |          |      |             |          |                     |
| (Minimum             |                |   |          |          |      |             |          |                     |
| ) Front (ft)         |                |   |          |          |      |             |          |                     |
| Yards                |                |   |          |          |      |             |          |                     |
| (Minimum             |                |   |          |          |      |             |          |                     |
| ) Interior           |                |   |          |          |      |             |          |                     |
| Side (ft)<br>Yards   |                |   |          |          |      |             |          |                     |
| (Minimum             |                |   |          |          |      |             |          |                     |
| ) Corner             |                |   |          |          |      |             |          |                     |
| Side (ft)            |                |   |          |          |      |             |          |                     |
| Yards                |                |   |          |          |      |             |          |                     |
| (Minimum             |                |   |          |          |      |             |          |                     |
| Rear (ft)            |                |   |          |          |      |             |          |                     |
| Height,              |                |   |          |          |      |             |          |                     |
| Coverage,            |                |   |          |          |      |             |          |                     |
| Floor Area           |                |   |          |          |      |             |          |                     |
| Ratio                |                |   |          |          |      |             |          |                     |
| (maximum             |                |   |          |          |      |             |          |                     |
| ) Height,            |                |   |          |          |      |             |          |                     |
| (stories             |                |   |          |          |      |             |          |                     |
| and feet)<br>Height, |                |   |          |          |      |             |          |                     |
| Coverage,            |                |   |          |          |      |             |          |                     |
| Floor Area           |                |   |          |          |      |             |          |                     |
| Ratio                |                |   |          |          |      |             |          |                     |
| (maximum             |                |   |          |          |      |             |          |                     |
| ) Lot                |                |   |          |          |      |             |          |                     |
| Coverage,            |                |   |          |          |      |             |          |                     |
| (percent)            |                |   |          |          |      |             |          |                     |
| Height,              |                |   |          |          |      |             |          |                     |
| Coverage,            |                |   |          |          |      |             |          |                     |
| Floor Area           |                |   |          |          |      |             |          |                     |
| Ratio                |                |   |          |          |      |             |          |                     |
| (maximum             |                |   |          |          |      |             |          |                     |
| ) Floor              |                |   |          |          |      |             |          |                     |
| Area                 |                |   |          |          |      |             |          |                     |
| Ratio                |                | 1 | <u> </u> |          |      |             | <u> </u> |                     |
| City of Annapolis    |                |   | <br>Dogg | 14 of 77 | <br> | <del></del> |          | Printed on 5/7/2024 |

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|-----------------------------|------|----|--------|------|----|-------|-----|
|-----------------------------|------|----|--------|------|----|-------|-----|

| Open   |                 | l          | I  | 1  |  | I  |          |    |  |
|--|-----------------|------------|--|--|--|--|----------|----|--|
| Space  |                 |            |  |  |  |  |          |    |  |
| (minimum,  |                 |            |  |  |  |  |          |    |  |
| (percent)  |                 |            |  |  |  |  |          |    |  |
| Accessory  |                 |            |  |  |  |  |          |    |  |
| Uses   |                 |            |  |  |  |  |          |    |  |
| ACCESSO  | 1,800           | 100        | 40   | 12   | <u>25</u>  | 40   | 2.5      | 30 |  |
|  | SQUARE          |            |  |  |  |  | STORIE   |    |  |
| ATTACHE  | FEET IN         |            |  |  |  |  | S NOT    |    |  |
| D  | ADDITION        |            |  |  |  |  | TO       |    |  |
|  | ТО              |            |  |  |  |  | EXCEE    |    |  |
| NG UNIT  | PRINCIPAL       |            |  |  |  |  | D 35     |    |  |
|  | USE             |            |  |  |  |  | FEET     |    |  |
|  | REQUIREM        |            |  |  |  |  |          |    |  |
|  | ENT.            |            |  |  |  |  |          |    |  |
| ACCESSO  |                 | <u>100</u> | <u>45</u>  | <u>12</u> <sup>3</sup>   | <u>25</u>  | <u>5</u>   | <u>o</u> |    |  |
|  | SQUARE          |            |  |  |  |  |          |    |  |
| DETACH   |                 |            |  |  |  |  |          |    |  |
|  | ADDITION        |            |  |  |  |  |          |    |  |
|  | TO              |            |  |  |  |  |          |    |  |
| NG UNIT  | PRINCIPAL       |            |  |  |  |  |          |    |  |
|  | USE<br>REQUIREM |            |  |  |  |  |          |    |  |
|  | ENT.            |            |  |  |  |  |          |    |  |
| Buildings  | 12111.          |            | 45   | 12 <sup>4</sup>  | 25   | 5  | 7        |    |  |
| accessory  |                 |            | 43   | 12   | 23   | 3  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
| as   |                 |            |  |  |  |  |          |    |  |
| specified  |                 |            |  |  |  |  |          |    |  |
| elsewhere  |                 |            |  |  |  |  |          |    |  |
| in this  |                 |            |  |  |  |  |          |    |  |
| table  |                 |            |  |  |  |  |          |    |  |
| Clubhouse  |                 |            | Minimu   | Minimu   | Minimu   | Minimu   |          |    |  |
| s and other  |                 |            |  |  |  | m of 150   |          |    |  |
| structures   |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
|  |                 |            | I  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
| μ  |                 |            |  |  |  |  |          |    |  |
|  |                 |            |  |  |  |  |          |    |  |
| Clubs  |                 |            |  |  |  |  |          |    |  |
| 1  |                 |            | lines  |  |  | lines  |          |    |  |
| to single-family dwellings, other than as specified elsewhere in this table  Clubhouse s and other |                 |            | m of 150<br>feet from<br>the<br>nearest<br>residenti<br>al<br>property<br>line, 25<br>feet from<br>all other<br>property | m of 150 feet from the nearest residenti al property line, 25 feet from all other property | m of 150 feet from the nearest residenti al property line, 25 feet from all other property | m of 150<br>feet from<br>the<br>nearest<br>residenti<br>al<br>property<br>line, 25<br>feet from<br>all other<br>property |          |    |  |

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| N / 1      |   | N 4 · ·   | Minimu    | . · ·     | V 4       |  |  |
|------------|---|-----------|-----------|-----------|-----------|--|--|
| Mausoleu   |   |           |           |           |           |  |  |
| ms,        | 1 | m of 150  | m of 150  | m of 150  | m of 150  |  |  |
| crematorie | 1 | feet from | feet from | feet from | feet from |  |  |
| s and      | l | the       | the       | the       | the       |  |  |
| columbari  | 1 | nearest   | nearest   | nearest   | nearest   |  |  |
| ums in     | 1 | residenti | residenti | residenti | residenti |  |  |
| cemeteries | á | al        | al        | al        | al        |  |  |
|            | 1 | property  | property  | property  | property  |  |  |
|            | ] | line, 25  | line, 25  | line, 25  | line, 25  |  |  |
|            | 1 | feet from | feet from | feet from | feet from |  |  |
|            | á | all other | all other | all other | all other |  |  |
|            | l | property  | property  | property  | property  |  |  |
|            | 1 | lines     | lines     | lines     | lines     |  |  |
| Mooring    |   | No        | No        | No        | No        |  |  |
| slip       | 1 | requirem  | requirem  | requirem  | requirem  |  |  |
|            | 6 | ent       | ent       | ent       | ent       |  |  |

- 1. Plus one foot for each three feet by which the building width exceeds forty 40 feet.
- 2. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 3. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.
- 4. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.
- 5. 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.

|            |                |         |            |           |           | 1       |           |           |          |          |
|------------|----------------|---------|------------|-----------|-----------|---------|-----------|-----------|----------|----------|
| Permitted  |                |         |            |           |           |         |           |           | Height,  |          |
| uses,      | Dimensions     | Dimensi | (minimu    | (minimu   | (minimu   | (minimu | Coverag   | Coverag   | Coverag  | Space    |
| special    | (minimum)      | ons     | m)         | m)        | m)        | m) Rear | e, Floor  | e, Floor  | e, Floor | (minimu  |
| exception  | Area, (sq. ft. | (minimu | Front (ft) | Interior  | Corner    | (ft)    | Area      | Area      | Area     | m,       |
| uses, and  | or acres) 5    | m)      |            | Side (ft) | Side (ft) |         | Ratio     | Ratio     | Ratio    | percent) |
| uses       |                | Width,  |            |           |           |         | (maximu   | (maximu   | (maximu  |          |
| subject to |                | (ft)    |            |           |           |         | m)        | m) Lot    | m)       |          |
| specific   |                |         |            |           |           |         | Height,   | Coverag   | Floor    |          |
| standards  |                |         |            |           |           |         | (stories  | e,        | Area     |          |
|            |                |         |            |           |           |         | and feet) | (percent) | Ratio    |          |
| Accessory  |                |         |            |           |           |         |           |           |          |          |
| Uses       |                |         |            |           |           |         |           |           |          |          |

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

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

## Table Notes:

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

# Section 21.50.040 - Bulk Regulations Table R2 District.

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

| A CCECCO              | 1 000     | 50        | 20        | <i>c</i> 4     | 1.5       | <u> </u>  | 9 |  |   |
|-----------------------|-----------|-----------|-----------|----------------|-----------|-----------|---|--|---|
| ACCESSO               |           | <u>50</u> | <u>30</u> | <u>6</u>       | <u>15</u> | <u>2</u>  |   |  |   |
| RY                    | SQUARE    |           |           |                |           |           |   |  |   |
|                       | FEET IN   |           |           |                |           |           |   |  |   |
| ED                    | ADDITION  |           |           |                |           |           |   |  |   |
| DWELLIN               |           |           |           |                |           |           |   |  |   |
| G UNIT                | PRINCIPAL |           |           |                |           |           |   |  |   |
|                       | USE       |           |           |                |           |           |   |  |   |
|                       | REQUIREM  |           |           |                |           |           |   |  |   |
|                       | ENT.      |           |           |                |           |           |   |  |   |
| Buildings             |           |           | 30        | 6 <sup>4</sup> | 15        | 2.        | 9 |  |   |
| accessory             |           |           | 30        |                | 15        | ľ l       |   |  |   |
| to single-            |           |           |           |                |           |           |   |  |   |
| family                |           |           |           |                |           |           |   |  |   |
|                       |           |           |           |                |           |           |   |  |   |
| dwellings, other than |           |           |           |                |           |           |   |  |   |
| l .                   |           |           |           |                |           |           |   |  |   |
| as · c· 1             |           |           |           |                |           |           |   |  |   |
| specified             |           |           |           |                |           |           |   |  |   |
| elsewhere             |           |           |           |                |           |           |   |  |   |
| in this               |           |           |           |                |           |           |   |  |   |
| table                 |           |           |           |                |           |           |   |  |   |
| Clubhouse             |           |           |           |                | Minimu    |           |   |  |   |
| s and other           |           |           | m of 150  | m of 150       | m of 150  | m of      |   |  |   |
| structures            |           |           | feet from | feet from      | feet from | 150 feet  |   |  |   |
| on the                |           |           | the       | the            | the       | from the  |   |  |   |
| grounds of            |           |           | nearest   | nearest        | nearest   | nearest   |   |  |   |
| private               |           |           | residenti | residenti      | residenti | residenti |   |  |   |
| clubs, golf           |           |           | al        |                | al        | al        |   |  |   |
| courses,              |           |           | property  | property       | property  | property  |   |  |   |
| polo and              |           |           |           | line, 25       |           | line, 25  |   |  |   |
| tennis                |           |           |           | feet from      | feet from |           |   |  |   |
| clubs                 |           |           | all       |                |           | from all  |   |  |   |
| Clubs                 |           |           |           |                |           | others.   |   |  |   |
| 1                     |           | <u> </u>  |           |                |           |           |   |  |   |
| Mausoleu              |           |           |           | Minimu         |           | Minimu    |   |  |   |
| ms,                   |           |           |           |                | m of 150  |           |   |  |   |
| crematorie            |           |           |           |                | feet from |           |   |  |   |
| s and                 |           |           |           |                |           | from the  |   |  |   |
| columbariu            |           |           |           |                |           | nearest   |   |  |   |
| ms in                 |           |           |           |                | residenti | residenti |   |  |   |
| cemeteries            |           |           |           |                |           | al        |   |  |   |
|                       |           |           |           |                | property  | property  |   |  |   |
|                       |           |           |           | line, 25       |           | line, 25  |   |  |   |
|                       |           |           | feet from | feet from      | feet from | feet      |   |  |   |
|                       |           |           | all       | all            | all       | from all  |   |  |   |
|                       |           |           | others.   | others.        | others.   | others.   |   |  |   |
| Mooring               |           |           | No        |                | No        |           |   |  |   |
| slip                  |           |           |           | requirem       |           |           |   |  |   |
| lamb.                 |           |           | ent       | _              | ent       |           |   |  |   |
|                       |           |           | CIII      | CIII           | CIII      |           |   |  | l |

- 1. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.
- 2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.
- 3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 4. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II,

#### Administration.

- 6. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- 7. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at least twenty 20 percent of the lot width.
- 8. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
- ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
- 9. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.
- ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.

# Section 21.50.050 - Bulk Regulations Table R2-NC District.

| uses, pecial (minimum) exception uses, and uses special standards    Dimensions (minimum) exception uses, and uses subject to specific standards   Dimensions (minimum) exception uses and uses subject to specific standards   Dimensions (minimum) exception (minimum) e | Permitted  | Lot       | Lot  | Yards | Yards      | Yards | Yards | Height,   | Height    | Height, | Open |
|--|------------|-----------|------|-------|------------|-------|-------|-----------|-----------|---------|------|
| special exception uses, and uses subject to specific standards  Accessory Uses  ACCESS ORY SQUARE ATTACHIFFEET IN DUBLIT TO PRINCIPAL USE REQUIREM ENT.  ACCESS ORY SQUARE ADDITION DWELLI NG UNIT GD ACCESS ORY SQUARE ACCESS ORY SQUARE ACCESS ORY SQUARE ACCESS ORY ADDITION DWELLI NG UNIT OP PRINCIPAL USE REQUIREM ENT.  ACCESS I.800 SQUARE ACCESS ORY SQUARE ACCESS ORY ADDITION DWELLI TO PRINCIPAL USE REQUIREM ENT.  ACCESS I.800 SQUARE ACCESS ORY ACCESS ORY ACCESS ORY ACCESS ORY ADDITION DWELLI TO PRINCIPAL USE REQUIREM ENT.  ACCESS ORY ACCESS I.800 SQUARE ACCESS ORY AC |            |           |      |       |            |       |       |           |           |         |      |
| exception uses, and uses, and uses and uses and uses subject to specific standards  Accessory Uses  ACCESS I, 800  ORY  SQUARE ATTACHFEET IN D DWELLI NG UNIT  NG UNIT  ACCESS  RATIO  (minimu m)  Width, (ft)  (ft)  (ft)  (minimu m)  Width, (ft)  (ft)  (ft)  (ft)  (minimu m)  Width, (ft)  (ft)  Width, (ft |            |           |      |       |            |       |       |           |           |         |      |
| uses, and uses subject to specific standards  Accessory Uses  ACCESS 1,800 SQUARE ATTACHEFEET IN DO NG UNIT PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 SQUARE ATTACHEFET IN ADDITION DWELLI NG UNIT PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 SQUARE ATTACHEFET IN ACCESS REQUIREM ENT.  ACCESS 1,800 SQUARE REQUIREM ENT.  |            |           |      |       |            |       |       |           |           |         | `    |
| Uses   Access   Land   Coverage   |            |           |      | 6     |            |       | (10)  |           |           |         | · ·  |
| subject to specific standards  (ft)  (False  (percent)  |            | or acres) |      |       | 7, 8       | 7, 8  |       |           |           |         |      |
| Specific   Standards   Stand   |            |           |      |       |            |       |       |           |           |         |      |
| Standards   Control   Co   |            |           | (10) |       |            |       |       |           |           |         |      |
| Accessory   Uses   |            |           |      |       |            |       |       |           | _         |         |      |
| Accessory   Uses   | Starrauras |           |      |       |            |       |       |           |           |         |      |
| Uses   |            |           |      |       |            |       |       | 9         | (percent) | runo    |      |
| Uses   | Accessory  |           |      |       |            |       |       |           |           |         |      |
| ORY SQUARE ATTACHEFEET IN D ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO  ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM ENT.  STORIE S UP TO 26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET  ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM   |            |           |      |       |            |       |       |           |           |         |      |
| ORY SQUARE ATTACHEFEET IN D ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO  ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM ENT.  STORIE S UP TO 26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET   ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  | ACCESS     | 1.800     | 50   | 25    | 6          | 15    | 30    | 2.5       |           |         |      |
| ATTACHEFEET IN D ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM ENT.  S UP TO 26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET   ACCESS 1,800 ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  |            |           |      |       | _          |       |       |           |           |         |      |
| D ADDITION DWELLI NG UNIT  REQUIREM ENT.  ACCESS ORY SQUARE DETACH ED ADDITION DWELLI TO NG UNIT  RED ADDITION DWELLI TO NG UNIT  RED ADDITION DWELLI NG UNIT PRINCIPAL USE REQUIREM  26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET   2  1,800 SQUARE FEET IN ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM   |            |           |      |       |            |       |       |           |           |         |      |
| DWELLI TO PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  ENT.  OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET  ACCESS 1,800 SQUARE DETACH FEET IN ED ADDITION TO EXCES TO THE PRINCIPAL USE REQUIREM  |            |           |      |       |            |       |       |           |           |         |      |
| NG UNIT PRINCIPAL USE REQUIREM ENT.  ACCESS 1,800 SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET  ACM SQUARE SEQUIREM  ACCESS 1,800 SQUARE SQUAR | DWELLI     | то        |      |       |            |       |       | OR        |           |         |      |
| USE REQUIREM ENT.  ACCESS 1,800 50 30 6 4 15 2  ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  GE ON BLOCK FACE NOT TO EXCEE D 35 FEET  |            |           |      |       |            |       |       |           |           |         |      |
| REQUIREM   BLOCK   FACE   NOT TO   EXCEE   D 35   FEET   |            | USE       |      |       |            |       |       | GE ON     |           |         |      |
| ENT.   FACE   NOT TO   EXCEE   D 35   FEET    ACCESS   1,800   50   30   6 4   15   2    ORY   SQUARE   DETACH   FEET IN   ED   ADDITION   DWELLI   TO   NG UNIT   PRINCIPAL   USE   REQUIREM   REQUIR |            | REQUIREM  |      |       |            |       |       | BLOCK     |           |         |      |
| ACCESS 1,800 50 30 6 4 15 2  ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  |            | ~         |      |       |            |       |       | FACE      |           |         |      |
| ACCESS 1,800 50 30 6 4 15 2  ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  |            |           |      |       |            |       |       | NOT TO    |           |         |      |
| ACCESS 1,800 50 30 6 4 15 2  ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  |            |           |      |       |            |       |       | EXCEE     |           |         |      |
| ACCESS 1,800 50 30 6 4 15 2  ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  |            |           |      |       |            |       |       | D 35      |           |         |      |
| ACCESS 1,800 50 30 6 = 15 2  ORY SQUARE  DETACH FEET IN  ED ADDITION  DWELLI TO  NG UNIT PRINCIPAL  USE  REQUIREM  |            |           |      |       |            |       |       | FEET      |           |         |      |
| ORY SQUARE DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM   | ACCESS     | 1,800     | 50   | 30    | 6 <u>4</u> | 15    | 2     | <u>10</u> |           |         |      |
| DETACH FEET IN ED ADDITION DWELLI TO NG UNIT PRINCIPAL USE REQUIREM  |            |           |      |       |            |       |       |           |           |         |      |
| ED ADDITION  DWELLI TO  NG UNIT PRINCIPAL  USE  REQUIREM   |            |           |      |       |            |       |       |           |           |         |      |
| DWELLI TO NG UNIT PRINCIPAL USE REQUIREM   |            |           |      |       |            |       |       |           |           |         |      |
| USE<br>REQUIREM  |            |           |      |       |            |       |       |           |           |         |      |
| REQUIREM   | NG UNIT    | PRINCIPAL |      |       |            |       |       |           |           |         |      |
| REQUIREM   | 1          | USE       |      |       |            |       |       |           |           |         |      |
|  | 1          | REQUIREM  |      |       |            |       |       |           |           |         |      |
|  |            |           |      |       |            |       |       |           |           |         |      |

| <del></del> | <del>i</del> | -    |           | 1 . 4          |           | _         | 10   |      | <b>-</b> | <del> </del> |
|-------------|--------------|------|-----------|----------------|-----------|-----------|------|------|----------|--------------|
| Buildings   |              |      | 30        | 6 <sup>4</sup> | 15        | 2         |      |      |          |              |
| accessory   |              |      |           |                |           |           |      |      |          |              |
| to single-  |              |      |           |                |           |           |      |      |          |              |
| family      |              |      |           |                |           |           |      |      |          |              |
| dwellings,  |              |      |           |                |           |           |      |      |          |              |
| other than  |              |      |           |                |           |           |      |      |          |              |
| specified   |              |      |           |                |           |           |      |      |          |              |
| elsewhere   |              |      |           |                |           |           |      |      |          |              |
| in this     |              |      |           |                |           |           |      |      |          |              |
| table       |              |      |           |                |           |           |      |      |          |              |
| Clubhouse   |              |      | Minimu    | Minimu         | Minimu    | Minimu    |      |      |          |              |
| s and other |              |      | m of 150  | m of 150       | m of 150  | m of 150  |      |      |          |              |
| structures  |              |      |           | feet from      |           |           |      |      |          |              |
| on the      |              |      | the       | the            | the       | the       |      |      |          |              |
| grounds of  |              |      |           |                | nearest   | nearest   |      |      |          |              |
| private     |              |      | residenti | residenti      | residenti | residenti |      |      |          |              |
| clubs, golf |              |      |           |                | al        | al        |      |      |          |              |
| courses,    |              |      | property  | property       | property  | property  |      |      |          |              |
| polo and    |              |      |           | line, 25       |           | line, 25  |      |      |          |              |
| tennis      |              |      | feet from |                |           | ,         |      |      |          |              |
| clubs       |              |      |           | all            | all       | all       |      |      |          |              |
|             |              |      | others.   | others.        | others.   | others.   |      |      |          |              |
| Mausoleu    |              |      | Minimu    | Minimu         | Minimu    | Minimu    |      |      |          |              |
| ms,         |              |      | m of 150  |                |           | m of 150  |      |      |          |              |
| crematorie  |              |      | feet from |                |           |           |      |      |          |              |
| s and       |              |      |           |                | the       | the       |      |      |          |              |
| columbari   |              |      | nearest   | nearest        | nearest   | nearest   |      |      |          |              |
| ums in      |              |      | residenti |                |           |           |      |      |          |              |
| cemeteries  |              |      | al        | al             | al        | al        |      |      |          |              |
|             |              |      | property  |                |           | property  |      |      |          |              |
|             |              |      |           |                |           | line, 25  |      |      |          |              |
|             |              |      |           | feet from      |           |           |      |      |          |              |
|             |              |      | all       | all            | all       | all       |      |      |          |              |
|             |              |      | others.   | others.        | others.   | others.   |      |      |          |              |
| Mooring     | No           | No   |           | No             | No        | No        | No   | No   | No       | No           |
| slip        | requirement  |      |           |                |           | 1.0       |      |      |          | requirem     |
| Sub         | requirement  | ent  | ent       | ent            | ent       | ent       | ent  | ent  | ent      | ent          |
|             |              | C111 | C111      | CIII           | CIII      | CIII      | CIII | CIII | CIII     | CIII         |

- 1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent. Garages are typically located at the rear of the property and, if attached, garages facing a public street shall MAY not occupy more than one-third of the front façade and shall be setback from the front façade by five feet or more.
- 2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.
- 3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 4. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 5. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- 6. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- ii. Building additions may maintain the front yard of the existing structure.
- iii. If a structure is demolished for the purposes of new construction, the new structure must SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.
- 7. i. All lots: each side yard shall meet the minimum requirementS set forth in the table.
- ii. Lots fifty 50 feet or greater in width: the total of both side yards shall equal to or greater than twenty-five 25 percent of the lot width.
- 8. Rearward building additions may maintain the side yard of the existing structure, except that if such THE addition will impair an

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

- 9. i. The maximum height of a building or structure is the greater of:
  - (A) A building height of twenty-six 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 Ddirector of Pp lanning and Zzoning 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 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.

| Permitted  |            |               |         |                   |           |           |         |          | Height,  | Height,      | Open    |
|------------|------------|---------------|---------|-------------------|-----------|-----------|---------|----------|----------|--------------|---------|
|            | (maxim     | Dimensions    | Dimensi | (minimu           | (minimu   | (minimu   | (minimu | Covera   | Covera   | Covera       | Space   |
|            |            |               |         |                   | m)        | m)        | m)      | ge,      | ge,      | ge,          | (minim  |
|            |            | Area (sq. ft. |         |                   | Interior  |           |         | Floor    | Floor    | Floor        | um,     |
| uses, and  | ed as      | or acres) 1   | um)     | (ft) <sup>9</sup> | Side (ft) | Side (ft) |         | Area     | Area     | Area         | percent |
| uses       | minimu     |               | Width   |                   |           |           |         | Ratio    | Ratio    | Ratio        | )       |
| subject to | m sq.      |               | (ft)    |                   |           |           |         | (maxim   | (maxim   | (maxim       |         |
| specific   | ft. of lot |               |         |                   |           |           |         | um)      | um)      | um)          |         |
| standards  | area per   |               |         |                   |           |           |         | Height,  | Lot      | Floor        |         |
|            | dwellin    |               |         |                   |           |           |         | (stories | Covera   | Area         |         |
|            | g unit)    |               |         |                   |           |           |         | and      | ge,      | Ratio        |         |
|            |            |               |         |                   |           |           |         | feet) 11 | (percent |              |         |
|            |            |               |         |                   |           |           |         |          | )        |              |         |
| Accessory  |            |               |         |                   |           |           |         |          |          |              |         |
| Uses       |            |               |         |                   |           |           |         |          |          |              |         |
| ACCESS     |            | 1,800         | 50      | <u>25</u>         | <u>5</u>  | 15        | 30      | 2.5      |          | 1.0 <u>8</u> |         |
| ORY        |            | SQUARE        |         |                   |           |           |         | STORI    |          |              |         |
| ATTACH     |            | FEET IN       |         |                   |           |           |         | ES       |          |              |         |
| ED         |            | ADDITION      |         |                   |           |           |         | NOT      |          |              |         |
| DWELLI     |            | TO            |         |                   |           |           |         | TO       |          |              |         |
| NG UNIT    |            | PRINCIPAL     |         |                   |           |           |         | EXCEE    |          |              |         |
|            |            | USE           |         |                   |           |           |         | D 35     |          |              |         |
|            |            | REQUIRE       |         |                   |           |           |         | FEET     |          |              |         |
|            |            | MENT.         |         |                   |           |           |         |          |          |              |         |
| I          | •          | 1             | 1       |                   |           |           | ı       |          | I        | I            |         |

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

- 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 <u>25</u> five feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty <u>50</u> feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten <u>10</u> percent of the building width or twenty <u>20</u> percent of the building height, whichever is greater.
- 5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.
- 6. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area

ratio may be increased by twenty 20 percent.

- 9. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- 10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at least twenty 20 percent of the lot width.
- 11. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
- ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
- 12. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of 16 feet.
- ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback PROVIDED beyond two feet THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, EXCEPT FROM PROPERTY LINES ADJACENT TO AN ALLEY, up to a maximum height of two stories and/or a cornice height of sixteen 16 feet and a ridge height of compatible design.
- 13. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- 14. If the lot is to be subdivided, a minimum lot area of three thousand six hundred 3,600 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.
- 15. In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

# Section 21.50.070 - Bulk Regulations Table R3-NC District.

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

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

- 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  $\underline{25}$  feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty  $\underline{50}$  feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten  $\underline{10}$  percent of the building width or twenty  $\underline{20}$  percent of the building height, whichever is greater.
- 5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.
- 6. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.
- 9. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- 10. Each side yard shall meet the minimum requirementS set forth in the table, and the total of both side yards must SHALL equal at

least twenty 20 percent of the lot width.

- 11. i. Except as provided in subsection (ii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
- ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
- 12. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of sixteen 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.

| exception<br>uses, and<br>uses<br>subject to                             | (maxim<br>um,<br>express<br>ed as<br>minimu<br>m sq. | Dimensions<br>(minimum)<br>Area (sq. ft.<br>or acres) <sup>1</sup> | ions      | um)       | (minim<br>um)<br>Interior | (minim<br>um) | (minim<br>um)<br>Rear | Covera<br>ge,<br>Floor<br>Area<br>Ratio  | ge,<br>Floor<br>Area<br>Ratio<br>(maxim<br>um)<br>Lot | Coverage   | Open<br>Space<br>(minim<br>um,<br>percent |
|--|--|--|-----------|-----------|---------------------------|---------------|-----------------------|--|---|--|---|
| Accessor<br>y Uses<br>ACCESS<br>ORY<br>ATTACH<br>ED<br>DWELLI<br>NG UNIT |  | SQUARE<br>FEET IN<br>ADDITION<br>TO<br>PRINCIPAL                   |           | <u>25</u> | <u>5</u> 10               | <u>15</u>     | 30                    | 2.5<br>STORI<br>ES<br>NOT<br>TO<br>EXCEE | (percent<br>)   | 1.0 <sup>8</sup>                                 |   |
| ACCESS<br>ORY<br>DETACH<br>ED<br>DWELLI<br>NG UNIT                       |  | USE<br>REQUIRE<br>MENT.  | <u>50</u> | <u>20</u> | <u>5</u> <sup>7</sup>     | <u>15</u>     |                       | D 35 FEET                                |   | 0.25 OF<br>THE<br>PRINCIP<br>AL<br>STRUCT<br>URE |   |

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

- 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  $\underline{25}$  feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty  $\underline{50}$  feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten  $\underline{10}$  percent of the building width or twenty  $\underline{20}$  percent of the building height, whichever is greater.
- 5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.
- 6. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.
- 9. i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant 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.

| - inporta         |            | L                |           |                   |                |           | L Purt o  |             |          |                  | -       |
|-------------------|------------|------------------|-----------|-------------------|----------------|-----------|-----------|-------------|----------|------------------|---------|
| Permitted         |            |                  |           |                   |                |           | Yards     | Height,     | Height,  |                  | Open    |
| uses,             | (maxim     | Dimensions       |           | `                 | `              | `         | (minimu   | Covera      | Covera   | Covera           | Space   |
|                   | um,        |                  |           |                   | m)             | m)        |           | ge,         |          | ge,              | (minim  |
| exception         |            | Area (sq. ft.    | (minim    | Front             | Interior       |           | Rear (ft) | Floor       | Floor    | Floor            | um,     |
| uses, and         | ed as      | or acres) 1      | um)       | (ft) <sup>9</sup> | Side (ft)      | Side (ft) |           | Area        | Area     | Area             | percent |
| uses              | minimu     |                  | Width     |                   |                |           |           | Ratio       | Ratio    | Ratio            | )       |
| subject to        | m sq.      |                  | (ft)      |                   |                |           |           | (maxim      | (maxim   | (maxim           |         |
|                   | ft. of lot |                  | ` ′       |                   |                |           |           |             |          | um)              |         |
|                   | area per   |                  |           |                   |                |           |           | Height,     | Lot      | Floor            |         |
|                   | dwellin    |                  |           |                   |                |           |           | (stories    |          | Area             |         |
|                   | g unit)    |                  |           |                   |                |           |           | `           |          | Ratio            |         |
|                   | <i>B</i>   |                  |           |                   |                |           |           |             | (percent |                  |         |
|                   |            |                  |           |                   |                |           |           | 1000)       | )        |                  |         |
| A 222222          |            |                  |           |                   |                |           |           |             | ,        |                  |         |
| Accessory<br>Uses |            |                  |           |                   |                |           |           |             |          |                  |         |
|                   |            |                  |           |                   |                | 5         |           |             |          | 0                |         |
| ACCESS            |            | 1,800            | <u>50</u> | <u>25</u>         | <u>5</u>       |           | <u>30</u> | 2.5         |          | 1.0 <sup>8</sup> |         |
| ORY               |            | SQUARE           |           |                   |                |           |           | STORI       |          |                  |         |
| ATTACH            |            | FEET IN          |           |                   |                |           |           | ES          |          |                  |         |
| ED                |            | ADDITION         |           |                   |                |           |           | NOT         |          |                  |         |
| DWELLI            |            | ТО               |           |                   |                |           |           | TO          |          |                  |         |
| NG UNIT           |            | PRINCIPAL        |           |                   |                |           |           | EXCEE       |          |                  |         |
|                   |            | USE              |           |                   |                |           |           | D 35        |          |                  |         |
|                   |            | REQUIRE          |           |                   |                |           |           | FEET        |          |                  |         |
|                   |            | MENT.            |           |                   |                |           |           |             |          |                  |         |
| ACCESS            |            | 1,800            | 50        | 20                | 5 <sup>7</sup> | 15        | 2         | <u>12</u>   |          |                  |         |
| ORY               |            | SQUARE           |           | <del></del>       | _              |           | =         |             |          |                  |         |
| DETACH            |            | FEET IN          |           |                   |                |           |           |             |          |                  |         |
| ED                |            | ADDITION         |           |                   |                |           |           |             |          |                  |         |
| DWELLI            |            | TO               |           |                   |                |           |           |             |          |                  |         |
| NG UNIT           |            | PRINCIPAL        |           |                   |                |           |           |             |          |                  |         |
| ING UNII          |            | PRINCIPAL<br>USE |           |                   |                |           |           |             |          |                  |         |
|                   |            |                  |           |                   |                |           |           |             |          |                  |         |
|                   |            | REQUIRE          |           |                   |                |           |           |             |          |                  |         |
| 1                 | l          | MENT.            |           |                   |                |           |           | l. <u>.</u> |          |                  |         |

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

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

- iii. The Director of Planning and Zoning may grant a ten 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, 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.

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

| File | #: | O-39-19. | Version: | 1 |
|------|----|----------|----------|---|
|------|----|----------|----------|---|

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

| Buildings accessory to single-family dwellings, other than as specified elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polf courses, polf courses, poll and tennis clubs  Minimu Minimu Minimu Minimu Minimu mof m of m of m of m of m of m of ene ene ene ene ene ene ene ene ene en  |            |  |           |                |                |                |    | <br> |  |
|--|------------|--|-----------|----------------|----------------|----------------|----|------|--|
| to single- family dwellings, other than as specified elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu Min | Buildings  |  | 15        | 5 8            | 10             | 2              | 15 |      |  |
| family dwellings, other than as specified elsewhere in this table  Clubhous es and other one one one one structures on the grounds of private clubs, golf courses, polo and tennis clubs  Libbar Specified elsewhere in this table  Minimu Minimu Minimu Minimu m of m of one  | accessory  |  |           |                |                |                |    |      |  |
| dwellings, other than as specified elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu m of m of m of m of one  | to single- |  |           |                |                |                |    |      |  |
| other than as specified elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu Minimu Minimu Minimu Minimu mof mof mof one   | family     |  |           |                |                |                |    |      |  |
| other than as specified elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu Minimu Minimu Minimu Minimu mof mof mof one   | dwellings, |  |           |                |                |                |    |      |  |
| specified elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu Minimu Minimu Minimu Minimu mor of one  |            |  |           |                |                |                |    |      |  |
| elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu Minimu Minimu m of one  | as         |  |           |                |                |                |    |      |  |
| elsewhere in this table  Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Minimu Minimu Minimu m of one  | specified  |  |           |                |                |                |    |      |  |
| Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Clubs  Minimu m of one  | elsewhere  |  |           |                |                |                |    |      |  |
| Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Clubs  Minimu m of one  | in this    |  |           |                |                |                |    |      |  |
| es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Clubs  Mooring  mof one  | table      |  |           |                |                |                |    |      |  |
| es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs  Clubs  Mooring  mof one  | Clubhous   |  | Minimu    | Minimu         | Minimu         | Minimu         |    |      |  |
| other structures on the structures on the grounds of private clubs, golf courses, polo and tennis clubs  libb tennis clubs  Mooring  one hundred hundred hundred hundred fifty | es and     |  |           |                |                |                |    |      |  |
| on the grounds of private of private clubs, golf courses, polo and tennis clubs  Clubs  Mooring  Tifty  Tifty  150 feet  150 f | other      |  |           | <del>one</del> | <del>one</del> | <del>one</del> |    |      |  |
| on the grounds of private of private clubs, golf courses, polo and tennis clubs  Clubs  Mooring  Tifty  Tifty  150 feet  150 f | structures |  | hundred   | hundred        | hundred        | hundred        |    |      |  |
| grounds of private clubs, golf courses, polo and tennis clubs  Mooring    150 feet   150 | on the     |  |           |                |                |                |    |      |  |
| of private clubs, golf residenti res | grounds    |  |           |                |                |                |    |      |  |
| clubs, golf courses, polo and tennis clubs  Clubs  Inearest residenti residenti residenti residenti al al al property property property property line, |            |  |           |                |                |                |    |      |  |
| golf courses, polo and tennis clubs  residenti residenti residenti al al property property property line, line, line, line, twenty- five 25 feet from all others.  No  |            |  | nearest   | nearest        | nearest        | nearest        |    |      |  |
| courses, polo and tennis clubs  al al property property property property property line, line, twenty-five 25 feet feet from all others.  Mooring  al al al al al property pro | golf       |  | residenti | residenti      | residenti      | residenti      |    |      |  |
| polo and tennis clubs    property prope | -          |  |           |                |                |                |    |      |  |
| tennis clubs  line, line, line, line, twenty-twenty-twenty-five 25 feet feet from all others.  No No No No No  |            |  | property  | property       | property       | property       |    |      |  |
| clubs  twenty- five 25 feet from all others.  twenty- five 25 feet from all others.  twenty- five 25 feet from all others.  twenty- five 25 feet from all from all others.  twenty- five 25 feet from all others.  No No No No No No   | tennis     |  |           |                |                |                |    |      |  |
| five 25 feet feet feet from all others.  Mooring No No No No No  | clubs      |  | twenty-   | twenty-        | twenty-        | twenty-        |    |      |  |
| feet feet feet feet from all from all from all others. others.  Mooring No No No No  |            |  |           |                |                | five 25        |    |      |  |
| Mooring others. others. others. others. Others.  |            |  | feet      |                |                | feet           |    |      |  |
| Mooring No No No No  | 1 1        |  | from all  | from all       | from all       | from all       |    |      |  |
|  | 1 1        |  | others.   | others.        | others.        | others.        |    |      |  |
|  | Mooring    |  | No        | No             | No             | No             |    |      |  |
|  | slip       |  | require   | require        | require        | require        |    |      |  |
| ment ment ment ment  | 1          |  | -         | -              | -              | _              |    |      |  |

- 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 <u>25</u> feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty <u>50</u> feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten <u>10</u> 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 thirty30 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 <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 9. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.
- 10. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- 11. If the lot is to be subdivided, a minimum lot area of two thousand four hundred 2,400 square feet and a minimum lot width of thirty 30 feet per dwelling unit shall be provided.
- 12. 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.

| Importu  |  | i  |           |               |                           |               | u part c                       |   |   |  |                                   |
|--|--|--|-----------|---------------|---------------------------|---------------|--------------------------------|---|---|--|-----------------------------------|
| Permitted uses, special exception uses, and uses subject to  | Density,<br>(maxim<br>um,<br>express<br>ed as<br>minimu<br>m sq.<br>ft. of lot | Dimensions<br>(minimum)<br>Area (sq. ft.<br>or acres) <sup>1</sup> | ons       | (minimu<br>m) | (minimu<br>m)<br>Interior | (minimu<br>m) | Yards<br>(minim<br>um)<br>Rear | Height,<br>Coverag<br>e, Floor<br>Area<br>Ratio<br>(maxim<br>um)<br>Height, | Coverag<br>e, Floor<br>Area<br>Ratio<br>(maxim<br>um) | Coverag<br>e, Floor<br>Area<br>Ratio<br>(maxim<br>um)<br>Floor | Space<br>(minim<br>um,<br>percent |
| Accessory  | dwellin<br>g unit)   |  |           |               |                           |               |                                | and<br>feet) <sup>16</sup>  |   | Ratio  |                                   |
| Uses ACCESS ORY ATTACH ED DWELLI NG UNIT   |  | 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.       | <u>40</u> | <u>15</u>     | <u>5</u>                  | <u>14</u>     | 30                             | 2.5<br>STORI<br>ES<br>NOT<br>TO<br>EXCEE<br>D 35<br>FEET                    |   | 1.0 9  |                                   |
| ACCESS<br>ORY<br>DETACH<br>ED<br>DWELLI<br>NG UNIT   |  | 1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.       | 40        | <u>15</u>     | 5 8                       | 10            | 2                              | <u>17</u>   |   |  |                                   |
| Buildings<br>accessory<br>to single-<br>family<br>dwellings,<br>other than<br>as<br>specified<br>elsewhere<br>in this<br>table |  |  |           | 15            | 5 8                       | 10            | 2                              | 17  |   |  |                                   |

| Clubhous   |  |                  | Minimu           | Minimu           | Minimu           |  |  |
|------------|--|------------------|------------------|------------------|------------------|--|--|
| es and     |  | m of             | m of             | m of             | m of             |  |  |
| other      |  | <del>one</del>   | <del>one</del>   | <del>one</del>   | <del>one</del>   |  |  |
| structures |  | hundred          | hundred          | hundred          | hundred          |  |  |
| on the     |  | <del>fifty</del> | <del>fifty</del> | <del>fifty</del> | <del>fifty</del> |  |  |
| grounds    |  | 150 feet         | 150 feet         | 150 feet         | 150 feet         |  |  |
| of private |  | from the         | from the         | from the         | from             |  |  |
| clubs,     |  | nearest          | nearest          | nearest          | the              |  |  |
| golf       |  | residenti        | residenti        | residenti        | nearest          |  |  |
| courses,   |  | al               | al               | al               | resident         |  |  |
| polo and   |  | property         | property         | property         | ial              |  |  |
| tennis     |  | line,            | line,            | line,            | propert          |  |  |
| clubs      |  | twenty-          | twenty-          | twenty-          | y line,          |  |  |
|            |  | five 25          | five 25          | five <u>25</u>   | twenty-          |  |  |
|            |  | feet             | feet             | feet             | five 25          |  |  |
|            |  |                  | from all         |                  | feet             |  |  |
|            |  | others.          | others.          | others.          | from all         |  |  |
|            |  |                  |                  |                  | others.          |  |  |
| Mooring    |  | No               | No               | No               |                  |  |  |
| slip       |  |                  |                  | require          |                  |  |  |
| P          |  | _                | _                | ment             |                  |  |  |
|            |  | l                |                  |                  |                  |  |  |

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

- 15. Building additions may maintain the rear yard of an existing structure except that if such THE addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum rear yard set forth in the table shall be provided.
- 16. i. Except as provided in subsections (ii) and (iii) of this note, no A building shall MAY NOT exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
- ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant EXISTS, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
- iii. The Director of Planning and Zoning may grant a ten 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, 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.

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

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| Accessory<br>buildings<br>and<br>structures | 2.0 | principal use | Per the<br>principal<br>use | ī         | 5 5       | 3         | 2                     | 4 |
|---|-----|---------------|-----------------------------|-----------|-----------|-----------|-----------------------|---|
| Mooring<br>slip                             |     |               |                             | requireme | requireme | requireme | No<br>requireme<br>nt |   |

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

## Section 21.50.130 - Bulk Regulations Table C1-A District.

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

| Accessory<br>buildings | 2.0 | principal use | Per the<br>principal<br>use | 1         | 5 5       | 3   | 2                     | 4 |
|------------------------|-----|---------------|-----------------------------|-----------|-----------|-----|-----------------------|---|
| Mooring<br>slip        |     |               |                             | requireme | requireme | . 1 | No<br>requireme<br>nt |   |

#### Table Notes:

- 1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.
- 2. Side yards are not required, but where WHEN a side yard is provided it shall be not less than five feet.
- 3. Corner side yards are not required, except in the case where WHEN there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
- 4. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.
- 5. Unless the entire accessory structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.
- 6. In the case of existing buildings, lot size and width requirements shall be determined through the special exception process, pursuant to Chapter 21.26.

## 21.50.140 - Bulk Regulations Table B1 District.

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

| Group<br>homes                | 4,800   | 15   | 5   | 15   | 30  |  |  | 2.5<br>stories<br>not to<br>exceed<br>35 feet   |  |
|-------------------------------|---|--|---|--|---|--|--|---|--|
| Other<br>Uses                 | shall be determined through the site design plan review, planned development, or special exception processes, pursuant to | regulations shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, | regulations shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, 21.24, and | shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26. | regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, | regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and | ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to Chapters 21.22, 21.24, | ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to | 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. |
| ACCESS<br>ORY<br>USES         |   |  |   |  |   |  |  |   |  |
|                               | ADDITION<br>TO<br>PRINCIPAL<br>USE<br>REQUIRE<br>MENT.  | <u>15</u>  | <u>5</u>  | <u>10</u>  | <u>30</u>   |  | 1.0 <sup>8</sup>   | 2.5<br>STORIE<br>S NOT<br>TO<br>EXCEE<br>D 35<br>FEET   |  |
| ORY<br>DETACH<br>ED<br>DWELLI | ADDITION  | <u>15</u>  | <u>5</u> <sup>7</sup>   | 10   | 2   |  |  | 2   |  |

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

<sup>2.</sup> 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.

| importune.  | inportants. The notes at the end of the table are as mach a part of the law as the table lisen. |               |          |          |           |           |        |        |          |  |  |  |
|---|---|---------------|----------|----------|-----------|-----------|--------|--------|----------|--|--|--|
| Permitted   | Floor   | Lot Area      | Lot      | Yards    | Yards     | Yards     | Yards  | Height | Living   |  |  |  |
| · /   |   | (minimum, sq. |          | `        | (minimu   | (minimu   | (minim |        | Space    |  |  |  |
| special   | Ratio   | ft.)          | (minimu  | m) Front | m)        | m)        | um)    |        | (minimu  |  |  |  |
| exception   | (maximu   |               | m, feet) | (ft)     | Interior  | Corner    | Rear   |        | m gross  |  |  |  |
| uses, and<br>uses subject<br>to specific<br>standards | m)  |               |          |          | Side (ft) | Side (ft) | (ft)   |        | sq. ft.) |  |  |  |
| All uses<br>unless<br>otherwise<br>specified          | 2.0   | 1,500         | 20       | 1        | 0         | 2         | 30     | 5      |          |  |  |  |

| Dwellings    | 2.0 | No additional        |           | l |   |          |           |      | Efficienc           |
|--------------|-----|----------------------|-----------|---|---|----------|-----------|------|---------------------|
| above the    |     | lot area             |           |   |   |          |           |      | у                   |
| ground       |     | requirement          |           |   |   |          |           |      | apartmen            |
| floor of non |     | 1                    |           |   |   |          |           |      | t: 300 <sup>4</sup> |
| -residential |     |                      |           |   |   |          |           |      | One                 |
| uses         |     |                      |           |   |   |          |           |      | bedroom             |
| ases         |     |                      |           |   |   |          |           |      | apartmen            |
|              |     |                      |           |   |   |          |           |      | t: 450 <sup>4</sup> |
|              |     |                      |           |   |   |          |           |      | t. 430<br>Two-      |
|              |     |                      |           |   |   |          |           |      | bedroom             |
|              |     |                      |           |   |   |          |           |      | apartmen            |
|              |     |                      |           |   |   |          |           |      | t: 600 <sup>4</sup> |
|              |     |                      |           |   |   |          |           |      | Each                |
|              |     |                      |           |   |   |          |           |      | additiona           |
|              |     |                      |           |   |   |          |           |      | 1                   |
|              |     |                      |           |   |   |          |           |      | ı<br>bedroom        |
|              |     |                      |           |   |   |          |           |      | : 150 <sup>4</sup>  |
|              |     |                      |           |   |   |          |           |      | . 130               |
| ACCESSO      |     |                      |           |   |   |          |           |      |                     |
| RY USES      |     |                      |           |   |   | ,        |           |      |                     |
| ACCESSO      |     |                      | <u>20</u> | 1 | 0 | <u>∠</u> | <u>30</u> | 2    |                     |
| RY           |     | SQUARE               |           |   |   |          |           |      |                     |
| ATTACHE      |     | FEET IN              |           |   |   |          |           |      |                     |
| D            |     | ADDITION             |           |   |   |          |           |      |                     |
| DWELLIN      |     | ТО                   |           |   |   |          |           |      |                     |
| G UNIT       |     | PRINCIPAL            |           |   |   |          |           |      |                     |
|              |     | USE                  |           |   |   |          |           |      |                     |
|              |     | REQUIREME            |           |   |   |          |           |      |                     |
|              |     | NT.                  |           |   |   |          |           |      |                     |
| ACCESSO      |     | 1,800                | 20        | 1 | 0 | 2        | $2^{6}$   | 3, 7 |                     |
| RY           |     | SQUARE               |           |   |   |          |           |      |                     |
| DETACHE      |     | FEET IN              |           |   |   |          |           |      |                     |
| D            |     | ADDITION             |           |   |   |          |           |      |                     |
| DWELLIN      |     | ТО                   |           |   |   |          |           |      |                     |
| G UNIT       |     | PRINCIPAL            |           |   |   |          |           |      |                     |
|              |     | USE                  |           |   |   |          |           |      |                     |
|              |     | REQUIREME            |           |   |   |          |           |      |                     |
|              |     | NT.                  |           |   |   |          |           |      |                     |
|              |     | l <sup>+ ' + '</sup> | l         |   | I | I        |           | 1    | 1                   |

- 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.

| - Por tt |             | ores ar c | 110 0110        | 01 1110 1 | acre ar         | e as iii | on a part   | or the   | tarr as t | 110 100010 |         |
|----------|-------------|-----------|-----------------|-----------|-----------------|----------|-------------|----------|-----------|------------|---------|
| Permitte | Lot         | Lot       | Yards           | Yards     | Yards           | Yards    | Yards       | Open     | Lot       | Floor      | Height  |
|          | Dimensio    | Dimen     | (minim          | (minim    | (minim          | (minim   |             |          |           | Area       | (maxi   |
|          |             | sions     | um)             | um)       | um)             | um)      |             |          | ge        | Ratio      | mum,    |
|          | (minimum    |           |                 |           | Corner          |          | Bufferyar   |          | (maxi     | (maxim     | stories |
|          | ) Area (sq. |           | (ft)            | r Side    | Side            | (ft)     | d           | landsc   |           | um)        | and     |
| and uses |             | Width     | (11)            | (ft)      | (ft)            | (11)     | ľ           | aped     | illulli)  | uiii)      | feet)   |
| •        |             |           |                 | (11)      | (11)            |          |             | _        |           |            | ieei)   |
| subject  | acres)      | (ft)      |                 |           |                 |          |             | area)    |           |            |         |
| to       |             |           |                 |           |                 |          |             |          |           |            |         |
| specific |             |           |                 |           |                 |          |             |          |           |            |         |
| standard |             |           |                 |           |                 |          |             |          |           |            |         |
| S        |             |           |                 |           |                 |          |             |          |           |            |         |
| Dwellin  | 3,600 per   | 50        | 20 <sup>3</sup> | 5 4       | 15 <sup>2</sup> | 30       | 1.          |          |           |            |         |
|          | dwelling    |           |                 |           |                 |          | Adjacent    |          |           |            |         |
|          | unit        |           |                 |           |                 |          | to roads    |          |           |            |         |
| family   |             |           |                 |           |                 |          | designate   |          |           |            |         |
| laming   |             |           |                 |           |                 |          | d minor     |          |           |            |         |
|          |             |           |                 |           |                 |          | arterial or |          |           |            |         |
|          |             |           |                 |           |                 |          | major       |          |           |            |         |
|          |             |           |                 |           |                 |          | arterial in |          |           |            |         |
|          |             |           |                 |           |                 |          |             |          |           |            |         |
|          |             |           |                 |           |                 |          | the         |          |           |            |         |
|          |             |           |                 |           |                 |          | Compreh     |          |           |            |         |
|          |             |           |                 |           |                 |          | ensive      |          |           |            |         |
|          |             |           |                 |           |                 |          | Plan: 50    |          |           |            |         |
|          |             |           |                 |           |                 |          | foot        |          |           |            |         |
|          |             |           |                 |           |                 |          | landscape   |          |           |            |         |
|          |             |           |                 |           |                 |          | d           |          |           |            |         |
|          |             |           |                 |           |                 |          | bufferyar   |          |           |            |         |
|          |             |           |                 |           |                 |          | d           |          |           |            |         |
|          |             |           |                 |           |                 |          | adjacent    |          |           |            |         |
|          |             |           |                 |           |                 |          | to          |          |           |            |         |
|          |             |           |                 |           |                 |          | parking     |          |           |            |         |
|          |             |           |                 |           |                 |          | or          |          |           |            |         |
|          |             |           |                 |           |                 |          | parking     |          |           |            |         |
|          |             |           |                 |           |                 |          | circulatio  |          |           |            |         |
|          |             |           |                 |           |                 |          |             |          |           |            |         |
|          |             |           |                 |           |                 |          | n areas.    | 1.5      |           | 2 0        |         |
|          |             |           |                 |           |                 |          | 2.          | 15       |           | 2.0        |         |
|          |             |           |                 |           |                 |          | Adjacent    |          |           |            |         |
|          |             |           |                 |           |                 |          |             | t of lot |           |            |         |
|          |             |           |                 |           |                 |          | roads: 20   | area     |           |            |         |
|          |             |           |                 |           |                 |          | foot        |          |           |            |         |
|          |             |           |                 |           |                 |          | landscape   |          |           |            |         |
|          |             |           |                 |           |                 |          | d           |          |           |            |         |
|          |             |           |                 |           |                 |          | bufferyar   |          |           |            |         |
|          |             |           |                 |           |                 |          | d.          |          |           |            |         |
| 1        | I           | I         | I               | I         | I               | I        | ι⊶.         | ı        | 1         | I          | 1       |

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| Dwellin        | 3,600 | 16 | 20 <sup>3</sup> | 15 <sup>2</sup> | 30 | 1.          | 15       | 2.0 |  |
|----------------|-------|----|-----------------|-----------------|----|-------------|----------|-----|--|
| gs,            |       |    |                 |                 |    | Adjacent    | percen   |     |  |
| gs,<br>single- |       |    |                 |                 |    | to roads    | t of lot |     |  |
| family         |       |    |                 |                 |    | designate   | area     |     |  |
| attached       |       |    |                 |                 |    | d minor     |          |     |  |
|                |       |    |                 |                 |    | arterial or |          |     |  |
|                |       |    |                 |                 |    | major       |          |     |  |
|                |       |    |                 |                 |    | arterial in |          |     |  |
|                |       |    |                 |                 |    | the         |          |     |  |
|                |       |    |                 |                 |    | Compreh     |          |     |  |
|                |       |    |                 |                 |    | ensive      |          |     |  |
|                |       |    |                 |                 |    | Plan: 50    |          |     |  |
|                |       |    |                 |                 |    | foot        |          |     |  |
|                |       |    |                 |                 |    | landscape   |          |     |  |
|                |       |    |                 |                 |    | d           |          |     |  |
|                |       |    |                 |                 |    | bufferyar   |          |     |  |
|                |       |    |                 |                 |    | d           |          |     |  |
|                |       |    |                 |                 |    | adjacent    |          |     |  |
|                |       |    |                 |                 |    | to          |          |     |  |
|                |       |    |                 |                 |    | parking     |          |     |  |
|                |       |    |                 |                 |    | or          |          |     |  |
|                |       |    |                 |                 |    | parking     |          |     |  |
|                |       |    |                 |                 |    | circulatio  |          |     |  |
|                |       |    |                 |                 |    | n areas.    |          |     |  |
|                |       |    |                 |                 |    | 2.          |          |     |  |
|                |       |    |                 |                 |    | Adjacent    |          |     |  |
|                |       |    |                 |                 |    | to other    |          |     |  |
|                |       |    |                 |                 |    | roads: 20   |          |     |  |
|                |       |    |                 |                 |    | foot        |          |     |  |
|                |       |    |                 |                 |    | landscape   |          |     |  |
|                |       |    |                 |                 |    | d           |          |     |  |
|                |       |    |                 |                 |    | bufferyar   |          |     |  |
|                |       |    |                 |                 |    | d.          |          |     |  |
| I              | I     | l  | l l             |                 |    | ۱۳۰         |          | l   |  |

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|                | <del></del> |      |    |    | <del>-i</del>   |          | <br> |  |
|----------------|-------------|------|----|----|-----------------|----------|------|--|
| Dwellin 3,60   | 00 25       | 25 5 | 15 | 30 | 1.              | 15       | 2.0  |  |
| gs,            |             |      |    |    | Adjacent        | percen   |      |  |
| gs,<br>single- |             |      |    |    | to roads        | t of lot |      |  |
| family         |             |      |    |    | designate       |          |      |  |
| detache        |             |      |    |    | d minor         | ar ca    |      |  |
| d              |             |      |    |    | arterial or     |          |      |  |
| ١              |             |      |    |    | major           |          |      |  |
|                |             |      |    |    | arterial in     |          |      |  |
|                |             |      |    |    |                 |          |      |  |
|                |             |      |    |    | the             |          |      |  |
|                |             |      |    |    | Compreh         |          |      |  |
|                |             |      |    |    | ensive          |          |      |  |
|                |             |      |    |    | Plan: 50        |          |      |  |
|                |             |      |    |    | foot            |          |      |  |
|                |             |      |    |    | landscape       |          |      |  |
|                |             |      |    |    | d               |          |      |  |
|                |             |      |    |    | bufferyar       |          |      |  |
|                |             |      |    |    | d               |          |      |  |
|                |             |      |    |    | adjacent        |          |      |  |
|                |             |      |    |    | to              |          |      |  |
|                |             |      |    |    | parking         |          |      |  |
|                |             |      |    |    | or              |          |      |  |
|                |             |      |    |    |                 |          |      |  |
|                |             |      |    |    | parking         |          |      |  |
|                |             |      |    |    | circulatio      |          |      |  |
|                |             |      |    |    | n areas.        |          |      |  |
|                |             |      |    |    | 2.              |          |      |  |
|                |             |      |    |    | Adjacent        |          |      |  |
|                |             |      |    |    | to other        |          |      |  |
|                |             |      |    |    | roads: 20       |          |      |  |
| 1 1            |             |      |    |    | foot            |          |      |  |
|                |             |      |    |    | landscape       |          |      |  |
|                |             |      |    |    | d               |          |      |  |
| 1 1            |             |      |    |    | bufferyar       |          |      |  |
|                |             |      |    |    | d.              |          |      |  |
| 1 1            | I           | ı I  | I  | I  | ľ <sup>u.</sup> | I I      |      |  |

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

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| Busines 3 acres 1 40 5 25 5 30 5 1. 15 s uses 1 40 5 25 5 4 djacent to roads to flot |         | 0.6; 0.25 | II In    |
|--|---------|-----------|----------|
|  | novoont |           |          |
| to roads   t of lot  |         |           | areas    |
|  |         | neighbor  |          |
|  |         |           | nt to    |
| d minor  |         | conveni   |          |
| arterial or  |         | ence      | R2       |
| major major  |         | shoppin   |          |
| arterial in  |         | g uses    | s: 2.5   |
| the  |         |           | stories  |
| Compreh  |         |           | not to   |
| ensive   |         |           | exceed   |
|  |         |           | 35 feet. |
| foot   |         |           | 2. In    |
| landscape  |         |           | areas    |
|  |         |           | adjace   |
| bufferyar  |         |           | nt to    |
| d   d  |         |           | all      |
| adjacent adjacent  |         |           | other    |
| to   |         |           | district |
| parking  |         |           | s: four  |
| or   |         |           | stories  |
| parking  |         |           | not to   |
| circulatio   |         |           | exceed   |
| n areas.   |         |           | 48 feet. |
|  |         |           |          |
| Adjacent   |         |           |          |
| to other   |         |           |          |
| roads: 20  |         |           |          |
| foot   |         |           |          |
| landscape  |         |           |          |
| d  |         |           |          |
| bufferyar  |         |           |          |
|  |         |           |          |

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

| Offices,     | 6,000                  | 50                  | 40 <sup>5</sup> | 25 <sup>5</sup> | 30 <sup>5</sup>     | 30 <sup>5</sup> | 1.                | 15                  | 33             | 0.6               | 1. In               |
|--------------|------------------------|---------------------|-----------------|-----------------|---------------------|-----------------|-------------------|---------------------|----------------|-------------------|---------------------|
| nonprofi     |                        |                     |                 |                 |                     |                 | Adjacent          | percent             | percent        |                   | areas               |
| t            |                        |                     |                 |                 |                     |                 |                   | of lot              | of lot         |                   | adjacen             |
| . 1 4:       |                        |                     |                 |                 |                     |                 | designated        |                     | area           |                   | t to R1             |
| educatio     |                        |                     |                 |                 |                     |                 | minor             |                     |                |                   | and R2              |
| nal,         |                        |                     |                 |                 |                     |                 | arterial or       |                     |                |                   | districts           |
| cultural,    |                        |                     |                 |                 |                     |                 |                   |                     |                |                   |                     |
| or civic     |                        |                     |                 |                 |                     |                 | major             |                     |                |                   | : 2.5               |
| or civic     |                        |                     |                 |                 |                     |                 | arterial in       |                     |                |                   | stories             |
|              |                        |                     |                 |                 |                     |                 | the               |                     |                |                   | not to              |
|              |                        |                     |                 |                 |                     |                 | Comprehe          |                     |                |                   | exceed              |
|              |                        |                     |                 |                 |                     |                 | nsive             |                     |                |                   | 35 feet.            |
|              |                        |                     |                 |                 |                     |                 | Plan: 50          |                     |                |                   | 2. In               |
|              |                        |                     |                 |                 |                     |                 | foot              |                     |                |                   | areas               |
|              |                        |                     |                 |                 |                     |                 | landscape         |                     |                |                   | adjacen             |
|              |                        |                     |                 |                 |                     |                 | 1. *              |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | d<br>1 cc 1       |                     |                |                   | t to all            |
|              |                        |                     |                 |                 |                     |                 | bufferyard        |                     |                |                   | other               |
|              |                        |                     |                 |                 |                     |                 | adjacent to       |                     |                |                   | districts           |
|              |                        |                     |                 |                 |                     |                 | parking or        |                     |                |                   | : four              |
|              |                        |                     |                 |                 |                     |                 | parking           |                     |                |                   | stories             |
|              |                        |                     |                 |                 |                     |                 | circulation       |                     |                |                   | not to              |
|              |                        |                     |                 |                 |                     |                 | areas. 2.         |                     |                |                   | exceed              |
|              |                        |                     |                 |                 |                     |                 | Adjacent          |                     |                |                   | 48 feet.            |
|              |                        |                     |                 |                 |                     |                 | to other          |                     |                |                   | 10 1001.            |
|              |                        |                     |                 |                 |                     |                 |                   |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | roads: 20         |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | foot              |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | landscape         |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | d                 |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | bufferyard        |                     |                |                   |                     |
|              |                        |                     |                 |                 |                     |                 | <b>.</b>          |                     |                |                   |                     |
| Educational  | Rulk                   | Bulk                | Bulk            | Bulk            | Bulk                | Bulk            | Bulk              | Bulk                | Bulk           | Bulk              | Bulk                |
| and cultural |                        |                     |                 |                 |                     |                 |                   |                     |                | regulations       | regulation          |
| institutions |                        |                     | s shall be      |                 |                     |                 |                   | ns shall            |                | shall be          | s shall be          |
|              | determined             |                     |                 |                 |                     |                 | determined        | be                  | determine      | determined        | determine           |
|              | through the            |                     |                 |                 |                     |                 |                   |                     |                | through the       | d through           |
|              | site design            | the site            |                 |                 | the site            | the site        | site design       | ed                  | the site       | site design       | the site            |
|              | plan review            |                     | _               | design          | design              | design          |                   | _                   | design         |                   | design              |
|              | and/or                 | plan<br>review      | plan<br>review  | plan<br>review  | plan<br>review      | plan<br>review  | and/or<br>planned | the site            | plan<br>review | and/or<br>planned | plan                |
|              | planned<br>development | and/or              | and/or          | and/or          | and/or              | and/or          | 4                 | design<br>plan      | and/or         | developmen        | review<br>and/or    |
|              | processes,             | planned             |                 |                 |                     |                 |                   | review              | planned        | t processes,      |                     |
|              |                        |                     |                 |                 |                     |                 |                   |                     | -              |                   | developm            |
|              | Chapters               | ent                 |                 |                 |                     |                 |                   |                     |                | Chapters          | ent                 |
|              | 21.22, and             | processes,          |                 | processes       | processes           | processes       | 21.22, and        |                     | processes,     | 21.22, and        | processes,          |
|              | 21.24                  | pursuant            | -               | , pursuant      | , pursuant          | , pursuant      |                   |                     | pursuant       | 21.24             | pursuant            |
|              |                        | to                  | to              | to              | to                  | to              | I                 | processes           |                |                   | to                  |
|              |                        |                     | Chapters        |                 |                     |                 | I                 |                     | Chapters       |                   | Chapters            |
|              |                        | 21.22, and<br>21.24 |                 |                 | 21.22,<br>and 21.24 | 21.22,          | I                 | to<br>Chapters      | 21.22, and     |                   | 21.22,<br>and 21.24 |
|              |                        | 21.24               | anu 21.24       | anu 21.24       | anu 21.24           | anu 21.24       |                   | 21.22.              | 21.24          |                   | anu 21.24           |
|              |                        |                     |                 |                 |                     |                 |                   | 21.22,<br>and 21.24 |                |                   |                     |
| •            | •                      |                     | •               | •               |                     | •               | •                 |                     |                | •                 |                     |

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

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

<sup>2.</sup> 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.

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

- 4. Unless the building height exceeds twenty-five  $\underline{25}$  feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty  $\underline{50}$  feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten  $\underline{10}$  percent of the building width or twenty  $\underline{20}$  percent of the building height, whichever is greater.
- 5. Transitional yards between nonresidential uses and residential districts may be required as set forth in the following table. Where transitional yards are provided they replace the yard requirements in the bulk regulations table.
- 6. UNLESS THE ENTIRE STRUCTURE IS LOCATED ON THE REAR 25 PERCENT OF THE LOT, IN WHICH CASE ONLY TWO FEET IS REQUIRED. SEE ILLUSTRATION AT SECTION 21.60.100.
- 7. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT.

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

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

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

## 21.50.240 - Bulk Regulations Table P District.

| Permitted    | Density              | Lot           | Lot              | Yards           | Yards          | Yards      | Yards        | Height,         |
|--------------|----------------------|---------------|------------------|-----------------|----------------|------------|--------------|-----------------|
| uses,        | (minimum             | Dimensions    | Dimensio         | (minimum        | (minimum       | (minimum   |              | Floor           |
| special      | sq. ft. lot          | (minimum)     | ns               | Front (ft)      |                | ) Corner   | Rear (ft)    |                 |
| exception    | area per             | Area (sq. ft. | (minimum         | 0 \             | P              | Side (ft)  | ) 10001 (10) | Ratio           |
| uses, and    | dwelling             | or acres)     | ) Width          |                 | Side (II)      | Side (II)  |              | (maximu         |
|              |                      | or acres)     | /                |                 |                |            |              |                 |
| uses         | unit)                |               | (ft)             |                 |                |            |              | m) <sup>1</sup> |
| subject to   |                      |               |                  |                 |                |            |              |                 |
| specific     |                      |               |                  |                 |                |            |              |                 |
| standards    |                      |               |                  |                 |                |            |              |                 |
| Clubs,       |                      | 5,400         | 50               | 25 <sup>3</sup> | 10             | 20         | 30           | 1.8             |
| recreationa  |                      |               |                  |                 |                |            |              |                 |
| l and social |                      |               |                  |                 |                |            |              |                 |
| Day care     |                      | 5,400         | 50               | 25              | 6              | 15         | 30           | 2.4             |
| centers,     |                      | 5,400         | 30               | 23              | ľ              | 13         | 50           | 2.7             |
|              |                      |               |                  |                 |                |            |              |                 |
| group        |                      |               |                  | 2               | 4              | -          |              |                 |
| Dwellings,   | 1                    |               | 50               | 20 <sup>3</sup> | 5 <sup>4</sup> | 15         | 30           | 2.4             |
| multifamil   | bedroom:             |               |                  |                 |                |            |              |                 |
| У            | 1,400 <sup>2</sup> 2 |               |                  |                 |                |            |              |                 |
|              | or more              |               |                  |                 |                |            |              |                 |
|              | bedrooms:            |               |                  |                 |                |            |              |                 |
|              | $1,800^{2}$          |               |                  |                 |                |            |              |                 |
| Dwellings,   | 3,600 <sup>2</sup>   |               | 16               | 20 <sup>3</sup> | 5 <sup>4</sup> | 15         | 30           | 2.4             |
| single-      | 3,000                |               |                  | 20              | ľ              | 13         |              | <b>[</b> - '    |
| family       |                      |               |                  |                 |                |            |              |                 |
| attached     |                      |               |                  |                 |                |            |              |                 |
|              | 2                    |               |                  | 2               | - 4            |            |              |                 |
| Dwellings,   | 3,600 <sup>2</sup>   |               | 50               | 20 <sup>3</sup> | 5 <sup>4</sup> | 15         | 30           |                 |
| single-      |                      |               |                  |                 |                |            |              |                 |
| family       |                      |               |                  |                 |                |            |              |                 |
| detached     |                      |               |                  |                 |                |            |              |                 |
| Dwellings,   | 3,600 <sup>2</sup>   |               | 50 <sup>10</sup> | 20 <sup>3</sup> | 5 <sup>4</sup> | 15         | 30           |                 |
| two-family   |                      |               |                  |                 |                |            |              |                 |
| Educationa   |                      | Bulk          | Bulk             | Bulk            | Bulk           | Bulk       | Bulk         | Bulk            |
| 1            |                      | regulations   |                  | regulation      |                |            |              |                 |
| institutions |                      | shall be      | _                | -               |                | _          | _            | s shall be      |
| Institutions |                      | determined    |                  |                 |                |            |              |                 |
|              |                      |               |                  | determine       |                |            |              | determine       |
|              |                      | through the   | _                | _               |                | _          |              | d through       |
|              |                      | site design   |                  |                 |                |            | the site     | the site        |
|              |                      | plan review   | _                | _               | . ~            | design     | design       | design          |
|              |                      | and/or        |                  |                 | μ.             | plan       | plan         | plan            |
|              |                      | planned       |                  |                 |                |            | review       | review          |
|              |                      | development   |                  |                 |                |            | and/or       | and/or          |
|              |                      | processes,    | *                | _               |                | planned    | planned      | planned         |
|              |                      | pursuant to   | developm         | developm        | developm       | developm   | developm     | developm        |
|              |                      | Chapters      | ent              | ent             | ent            | ent        | ent          | ent             |
|              |                      | 21.22, and    | processes,       | processes,      | processes,     | processes, | processes,   | processes,      |
|              |                      | 21.24         | pursuant         | pursuant        | pursuant       | pursuant   | pursuant     | pursuant        |
|              |                      |               | to               | to              | to             | to         | to           | to              |
|              |                      |               | Chapters         | Chapters        | Chapters       | Chapters   | Chapters     | Chapters        |
|              |                      |               |                  | 21.22, and      |                |            |              |                 |
|              |                      |               |                  |                 |                | 21.24      |              | and 21.24       |
| I            | I                    | I.            | I.               | I               | I.             | I.         | I_           | I               |

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| Governme               |                  | 9                  | 9                | 9               | 9               | 9                | 9                | 9                |
|------------------------|------------------|--------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|
| ntal uses              |                  |                    |                  |                 |                 |                  |                  |                  |
| Group                  |                  | 3,600 <sup>2</sup> | 50               |                 |                 |                  |                  | 2.4              |
| homes                  |                  |                    |                  |                 |                 |                  |                  |                  |
| Health and             |                  | 10,000             | 70               | 25 <sup>3</sup> | 10 <sup>5</sup> | 20               | 35               | 1.8              |
| medical                |                  |                    |                  |                 |                 |                  |                  |                  |
| institutions           |                  |                    |                  |                 |                 |                  |                  |                  |
| Offices,               |                  |                    | 40               | 15 <sup>3</sup> | 10 4, 6         | 10               | 30               | 2.4 <sup>7</sup> |
| business<br>and        |                  |                    |                  |                 |                 |                  |                  |                  |
| profession             |                  |                    |                  |                 |                 |                  |                  |                  |
| al, and                |                  |                    |                  |                 |                 |                  |                  |                  |
| nonprofit,             |                  |                    |                  |                 |                 |                  |                  |                  |
| educationa             |                  |                    |                  |                 |                 |                  |                  |                  |
| l, cultural,           |                  |                    |                  |                 |                 |                  |                  |                  |
| or civic               |                  |                    |                  |                 |                 |                  |                  |                  |
| Planned                |                  | 20,000             | Bulk             |                 | Bulk            | Bulk             | Bulk             | Bulk             |
| developme              |                  |                    |                  | regulation      |                 |                  |                  |                  |
| nts                    |                  |                    |                  | s shall be      |                 |                  |                  | s shall be       |
|                        |                  |                    |                  | determine       |                 |                  |                  |                  |
|                        |                  |                    | a through the    | d through the   |                 |                  |                  | d through the    |
|                        |                  |                    | planned          |                 |                 | planned          | planned          | planned          |
|                        |                  |                    |                  | developm        |                 |                  | μ.               | developm         |
|                        |                  |                    | ent,             | _               | _               | ent,             | ent,             | ent,             |
|                        |                  |                    | process,         |                 |                 |                  | process,         | process,         |
|                        |                  |                    |                  | 1               | μ.              | ц                | μ.               | pursuant         |
|                        |                  |                    |                  | to Chapter      |                 |                  |                  |                  |
|                        |                  |                    | 21.24.           | 21.24.          | 21.24.          | 21.24.           | 21.24.           | Chapter          |
| D 1: :                 |                  | 10.000             | 70               | 25 <sup>3</sup> | 10 <sup>5</sup> | 20               | 2.5              | 21.24.           |
| Religious institutions |                  | 10,000             | 70               | 25 3            | 10 3            | 20               | 35               | 1.8              |
|                        | Daguinam         | Requirements       | Dagwinana        | Daguinam        | Daguinam        | Daguinam         | Daguinam         | 2.0              |
|                        | ents shall       | _                  | _                | ents shall      | _               | _                | ents shall       | 2.0              |
| g<br>establishm        |                  | determined         | be               |                 |                 |                  | be               |                  |
|                        |                  |                    |                  | determine       | determine       |                  |                  |                  |
|                        | d through        | _                  | d through        | d through       | d through       | d through        | d through        |                  |
| parlors                |                  | exception and      |                  |                 |                 |                  |                  |                  |
|                        | exception        |                    | _                | exception       |                 |                  | •                |                  |
|                        |                  | design review      |                  |                 |                 | and site         | and site         |                  |
|                        | *                | process            | plan<br>dagion   | *               | plan<br>dagi an | plan             | plan<br>dogion   |                  |
|                        | design<br>review |                    | design<br>review | _               | _               | design<br>review | design<br>review |                  |
|                        | process          |                    |                  |                 |                 |                  | process          |                  |
| 1                      | process          | I                  | process          | process         | process         | process          | process          | ı l              |

| l                    |            | L                 | L         | L             | L          | L        |          | L          |
|----------------------|------------|-------------------|-----------|---------------|------------|----------|----------|------------|
| Other Uses           |            | Bulk              | Bulk      |               |            | Bulk     | Bulk     | Bulk       |
|                      |            | regulations       |           | regulation    |            |          |          |            |
|                      |            | shall be          |           |               |            |          |          | s shall be |
|                      |            | determined        |           | determine     |            |          |          |            |
|                      |            | through the       |           | d through     |            |          |          | d through  |
|                      |            |                   |           |               |            |          |          | the site   |
|                      | $\sim$     | μ ′               |           | $\mathcal{L}$ |            |          | $\sim$   | design     |
|                      |            | _ <u> </u>        | μ.        | 1             | μ          | ц        | 1        | plan       |
|                      | review, or |                   |           | review, or    |            |          |          |            |
|                      | 1          | processes,        | _         | -             | _          | •        | •        | special    |
|                      |            | pursuant to       |           | exception     |            |          |          | exception  |
|                      | processes, |                   | <u> </u>  | processes,    | μ ΄        |          |          | ·          |
|                      | pursuant   | 21.22, and        | pursuant  |               | μ.         | pursuant | pursuant | pursuant   |
|                      | to         | 21.26.            | to        |               | to         | to       | to       | to         |
|                      | Chapters   |                   |           |               |            |          |          | Chapters   |
|                      | 21.22, and |                   |           | 21.22, and    |            |          |          |            |
|                      | 21.26.     |                   | 21.26.    | 21.26.        | 21.26.     | 21.26.   | 21.26.   | and        |
|                      |            |                   |           |               |            |          |          | 21.26.     |
| ACCESSO              |            |                   |           |               |            |          |          |            |
| RY USES              |            |                   |           |               |            |          |          |            |
| ACCESSO              |            | 1,800             | 50        | 20 <u>3</u>   | 5 <u>4</u> | 15       | 30       |            |
| RY                   |            | SQUARE            |           |               | _          |          |          |            |
| ATTACHE              |            | FEET IN           |           |               |            |          |          |            |
| D                    |            | ADDITION          |           |               |            |          |          |            |
| DWELLIN              |            | TO                |           |               |            |          |          |            |
| G UNIT               |            | PRINCIPAL         |           |               |            |          |          |            |
|                      |            | USE               |           |               |            |          |          |            |
|                      |            | REQUIREM          |           |               |            |          |          |            |
|                      |            | ENT.              |           |               |            |          |          |            |
| ACCESSO              |            | 1,800             | 50        | 20            | 5 <u>5</u> | 15       | 2        |            |
| RY                   |            | SQUARE            | <u>50</u> | <u> 20</u>    | 2-         | 13       | <u> </u> |            |
| DETACH               |            | SQUARE<br>FEET IN |           |               |            |          |          |            |
| ED ETACH             |            | ADDITION          |           |               |            |          |          |            |
| ED<br>DWELLIN        |            | TO                |           |               |            |          |          |            |
| G UNIT <sup>12</sup> |            |                   |           |               |            |          |          |            |
| G UNII"              |            | PRINCIPAL         |           |               |            |          |          |            |
|                      |            | USE               |           |               |            |          |          |            |
|                      |            | REQUIREM          |           |               |            |          |          |            |
|                      |            | ENT.              |           |               |            |          |          |            |

- 1. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.
- 2. The minimum total zoning lot area is five thousand four hundred 5,400 square feet.
- 3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.
- 4. Unless the building height exceeds twenty five  $\underline{25}$  feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty  $\underline{50}$  feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten  $\underline{10}$  percent of the building width or twenty  $\underline{20}$  percent of the building height, whichever is greater.
- 5. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.
- 6. Subject to Table Note 4, one interior side yard may be less than  $\frac{10}{10}$  feet, provided the sum of both side yards is at least  $\frac{10}{10}$  feet.
- 7. If seventy five 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 3.0.
- 8. The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to pursuant to Chapter 21.38.

- 9. As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- 10. If the lot is to be subdivided, a minimum lot width of thirty 30 feet per dwelling unit shall be provided.
- 11. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT.

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

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

## 21.50.250 - Bulk Regulations Table PM District.

| Permitted  | Density | Lot           | Lot     | Yards     | Yards     | Yards     | Yards   | Floor   | Height                  |
|------------|---------|---------------|---------|-----------|-----------|-----------|---------|---------|-------------------------|
| uses,      |         | Dimensions    | Dimensi | (minimu   | (minimu   | (minimu   | (minimu | Area    | (maximum,               |
| special    | um sq.  | (minimum)     | ons     | m) Front  |           | m)        | m) Rear | Ratio   | stories and             |
| exception  | ft. lot | Area (sq. ft. | (minimu | (ft)      |           | Corner    | (ft)    | (maximu | feet)                   |
| uses, and  | area    | or acres)     | m)      |           | Side (ft) | Side (ft) |         | m)      |                         |
|            | per     |               | Width   |           |           |           |         |         |                         |
| subject to |         |               | (ft)    |           |           |           |         |         |                         |
|            | g unit) |               |         |           |           |           |         |         |                         |
| standards  |         |               |         |           |           |           |         |         |                         |
| Business   |         |               | 65      | See table | See table | See table | 30      | 0.75    | 1.                      |
| establishm |         |               |         | notes     | notes     | notes     |         |         | Buildings               |
| ent        |         |               |         |           |           |           |         |         | with                    |
|            |         |               |         |           |           |           |         |         | dormerless              |
|            |         |               |         |           |           |           |         |         | roofs with              |
|            |         |               |         |           |           |           |         |         | straight                |
|            |         |               |         |           |           |           |         |         | rafters                 |
|            |         |               |         |           |           |           |         |         | pitched                 |
|            |         |               |         |           |           |           |         |         | more than               |
|            |         |               |         |           |           |           |         |         | 20 degrees              |
|            |         |               |         |           |           |           |         |         | shall have a            |
|            |         |               |         |           |           |           |         |         | maximum                 |
|            |         |               |         |           |           |           |         |         | cornice line            |
|            |         |               |         |           |           |           |         |         | of 28 feet              |
|            |         |               |         |           |           |           |         |         | in height               |
|            |         |               |         |           |           |           |         |         | and a                   |
|            |         |               |         |           |           |           |         |         | ridgeline of            |
|            |         |               |         |           |           |           |         |         | 38 feet in              |
|            |         |               |         |           |           |           |         |         | height. <sup>3</sup> 2. |
|            |         |               |         |           |           |           |         |         | All other               |
|            |         |               |         |           |           |           |         |         | buildings:              |
|            |         |               |         |           |           |           |         |         | three                   |
|            |         |               |         |           |           |           |         |         | stories not             |
|            |         |               |         |           |           |           |         |         | to exceed               |
|            |         |               |         |           |           |           |         |         | 35 feet.                |

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| Clubs,     | i | 5,400  | 50  | See table  | See table  | See table  | 30 | 0.75  | 1.  |
|------------|---|--------|-----|------------|------------|------------|----|-------|---|
| recreation |   | 3,400  |     |            |            | notes      | 30 | 0.73  | 1.<br>Buildings   |
| al and     |   |        |     | noics      | noics      | noics      |    |       | with  |
|            |   |        |     |            |            |            |    |       |   |
| social     |   |        |     |            |            |            |    |       | dormerless  |
|            |   |        |     |            |            |            |    |       | roofs with  |
|            |   |        |     |            |            |            |    |       | straight  |
|            |   |        |     |            |            |            |    |       | rafters   |
|            |   |        |     |            |            |            |    |       | pitched   |
|            |   |        |     |            |            |            |    |       | more than   |
|            |   |        |     |            |            |            |    |       | 20 degrees  |
|            |   |        |     |            |            |            |    |       | shall have a  |
|            |   |        |     |            |            |            |    |       | maximum   |
|            |   |        |     |            |            |            |    |       | cornice line  |
|            |   |        |     |            |            |            |    |       | of 28 feet  |
|            |   |        |     |            |            |            |    |       | in height   |
|            |   |        |     |            |            |            |    |       | and a   |
|            |   |        |     |            |            |            |    |       |   |
|            |   |        |     |            |            |            |    |       | ridgeline of  |
|            |   |        |     |            |            |            |    |       | 38 feet in  |
|            |   |        |     |            |            |            |    |       | height. <sup>3</sup> 2.   |
|            |   |        |     |            |            |            |    |       | All other   |
|            |   |        |     |            |            |            |    |       | buildings:  |
|            |   |        |     |            |            |            |    |       | three   |
|            |   |        |     |            |            |            |    |       | stories not   |
|            |   |        |     |            |            |            |    |       | to exceed   |
|            |   |        |     |            |            |            |    |       | 35 feet.  |
| Day care   |   | 5,400  | 50  | See table  | Caa talala | C 4-1-1-   | 20 | 0.75  | 1   |
|            |   | 13.400 | 130 | isee table | See table  | isee table | 30 | IU./> | 11.   |
|            |   | 3,400  |     |            |            |            | 30 | 0.75  | 1.<br>Buildings   |
| centers,   |   | 5,400  |     |            | notes      | notes      | 30 | 0.75  | Buildings   |
|            |   | 5,400  |     |            |            |            | 30 | 0.75  | Buildings<br>with   |
| centers,   |   | 5,400  |     |            |            |            | 30 | 0.75  | Buildings<br>with<br>dormerless   |
| centers,   |   | 5,400  |     |            |            |            | 30 | 0.75  | Buildings<br>with<br>dormerless<br>roofs with   |
| centers,   |   | 5,400  |     |            |            |            | 30 |       | Buildings<br>with<br>dormerless<br>roofs with<br>straight   |
| centers,   |   | 5,400  |     |            |            |            | 30 |       | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters  |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees  |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees<br>shall have a<br>maximum<br>cornice line   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees<br>shall have a<br>maximum<br>cornice line<br>of 28 feet   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | 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   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | 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   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | 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   |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | 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.  |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | 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                              |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings:        |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings: three  |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | 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 |
| centers,   |   | 3,400  |     |            |            |            | 30 |       | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings: three  |

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| D11:                 | 1 000 |       | 50 | C 4 - 1 . 1 | C 4 - 1.1 | C 4 - 1 . 1        | 20 | 0.75 | 1  |
|----------------------|-------|-------|----|-------------|-----------|--------------------|----|------|--|
| Dwellings            | 1,800 |       | 50 |             |           | See table          | 30 | 0.75 | 1.<br>Duildings  |
| ,<br>14:£ '1         |       |       |    | notes       | notes     | notes              |    |      | Buildings  |
| multifamil           |       |       |    |             |           |                    |    |      | with   |
| У                    |       |       |    |             |           |                    |    |      | dormerless   |
|                      |       |       |    |             |           |                    |    |      | roofs with   |
|                      |       |       |    |             |           |                    |    |      | straight   |
|                      |       |       |    |             |           |                    |    |      | rafters  |
|                      |       |       |    |             |           |                    |    |      | pitched  |
|                      |       |       |    |             |           |                    |    |      | more than  |
|                      |       |       |    |             |           |                    |    |      | 20 degrees   |
|                      |       |       |    |             |           |                    |    |      | shall have a   |
|                      |       |       |    |             |           |                    |    |      | maximum  |
|                      |       |       |    |             |           |                    |    |      | cornice line   |
|                      |       |       |    |             |           |                    |    |      | of 28 feet   |
|                      |       |       |    |             |           |                    |    |      | in height  |
|                      |       |       |    |             |           |                    |    |      | and a  |
|                      |       |       |    |             |           |                    |    |      | ridgeline of   |
|                      |       |       |    |             |           |                    |    |      | 38 feet in   |
|                      |       |       |    |             |           |                    |    |      | height. <sup>3</sup> 2.  |
|                      |       |       |    |             |           |                    |    |      | All other  |
|                      |       |       |    |             |           |                    |    |      | buildings:   |
|                      |       |       |    |             |           |                    |    |      | three  |
|                      |       |       |    |             |           |                    |    |      | stories not  |
|                      |       |       |    |             |           |                    |    |      | to exceed  |
|                      |       |       |    |             |           |                    |    |      | 35 feet.   |
|                      |       |       |    |             |           |                    |    |      |  |
| Dwellings            |       | 3 600 | 16 | See table   | See table | See table          | 30 |      |  |
| Dwellings<br>single- |       | 3,600 | 16 |             |           | See table          | 30 | 0.75 | 1.   |
| , single-            |       | 3,600 |    |             |           | See table<br>notes | 30 |      | 1.<br>Buildings  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 |      | 1.<br>Buildings<br>with  |
| , single-            |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1.<br>Buildings<br>with<br>dormerless  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1.<br>Buildings<br>with<br>dormerless<br>roofs with  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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.  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other                   |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings:        |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings: three  |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 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 |
| , single-<br>family  |       | 3,600 |    |             |           |                    | 30 | 0.75 | 1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings: three  |

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| Dwellings | 3,600 | 50   | See table | Saa tabla   | Saa tabla          | 20 | 0.75 | 1.  |
|-----------|-------|------|-----------|-------------|--------------------|----|------|---|
| , single- | 3,000 |      |           |             | notes              | 30 |      | 1.<br>Buildings   |
| family    |       |      | notes     | notes       | noics              |    |      | with  |
| detached  |       |      |           |             |                    |    |      | dormerless  |
| detactied |       |      |           |             |                    |    |      | roofs with  |
|           |       |      |           |             |                    |    |      |   |
|           |       |      |           |             |                    |    |      | straight<br>rafters   |
|           |       |      |           |             |                    |    |      |   |
|           |       |      |           |             |                    |    |      | pitched<br>more than  |
|           |       |      |           |             |                    |    |      |   |
|           |       |      |           |             |                    |    |      | 20 degrees<br>shall have a  |
|           |       |      |           |             |                    |    |      | maximum   |
|           |       |      |           |             |                    |    |      | cornice line  |
|           |       |      |           |             |                    |    |      | of 28 feet  |
|           |       |      |           |             |                    |    |      |   |
|           |       |      |           |             |                    |    |      | in height   |
|           |       |      |           |             |                    |    |      | and a   |
|           |       |      |           |             |                    |    |      | ridgeline of<br>38 feet in  |
|           |       |      |           |             |                    |    |      | height. <sup>3</sup> 2.   |
|           |       |      |           |             |                    |    |      | All other   |
|           |       |      |           |             |                    |    |      | buildings:  |
|           |       |      |           |             |                    |    |      | three   |
|           |       |      |           |             |                    |    |      | stories not   |
|           |       |      |           |             |                    |    |      | to exceed   |
|           |       |      |           |             |                    |    |      | 35 feet.  |
|           |       |      |           |             |                    |    |      | <i>33</i> 100t.   |
| D 11:     | 2.600 | 50 l | C 4-1.1   | C 4 - 1 - 1 | C 4 - 1, 1 -       | 20 | 0.75 | 1   |
| Dwellings | 3,600 |      | See table |             |                    | 30 | 0.75 | 1.  |
| , two-    | 3,600 |      |           |             | See table<br>notes | 30 |      | Buildings   |
|           | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with<br>straight   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters  |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees  |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees<br>shall have a  |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees<br>shall have a<br>maximum<br>cornice line   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings<br>with<br>dormerless<br>roofs with<br>straight<br>rafters<br>pitched<br>more than<br>20 degrees<br>shall have a<br>maximum<br>cornice line<br>of 28 feet   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | 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   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | 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  |
| , two-    | 3,600 |      |           |             |                    | 30 |      | 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   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | 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.  |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other                   |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings:        |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings: three  |
| , two-    | 3,600 |      |           |             |                    | 30 |      | 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 |
| , two-    | 3,600 |      |           |             |                    | 30 |      | Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. <sup>3</sup> 2. All other buildings: three  |

| <b>—</b> . — ! | - | - ··        |   | - "       | - "      | - ·      | - ·      | - ·        | - ·                     |
|----------------|---|-------------|---|-----------|----------|----------|----------|------------|-------------------------|
| Education      |   | Bulk        |   |           |          | Bulk     | Bulk     | Bulk       | Bulk                    |
| al             |   | regulations |   | _         |          |          |          |            | regulations             |
| institution    |   | shall be    |   |           |          |          |          | ns shall   | shall be                |
| S              |   | determined  |   |           |          | be       | be       | be         | determined              |
|                |   | through the |   |           |          |          |          |            | through the             |
|                |   | site design |   |           |          | ed       |          | ed         | site design             |
|                |   | plan review |   | through   | through  |          |          |            | plan review             |
|                |   | and/or      |   |           | the site | the site |          |            | and/or                  |
|                |   | planned     |   | design    | design   | design   | design   | design     | planned                 |
|                |   | development |   | plan      | plan     | plan     | plan     | plan       | developme               |
|                |   | processes,  |   | review    | review   | review   | review   | review     | nt                      |
|                |   | pursuant to |   | and/or    | and/or   | and/or   | and/or   | and/or     | processes,              |
|                |   | Chapters    |   | planned   | planned  | planned  | planned  | planned    | pursuant to             |
|                |   | 21.22, and  |   | develop   | develop  | develop  | develop  | develop    | Chapters                |
|                |   | 21.24       |   | ment      | ment     | ment     | ment     | ment       | 21.22, and              |
|                |   |             |   | processe  | processe | processe | processe | processe   |                         |
|                |   |             |   | s,        | s,       | s,       | s,       | s,         |                         |
|                |   |             |   |           |          | l ′      | pursuant | <b>1</b> 1 |                         |
|                |   |             |   | to        | to       | to       | to       | to         |                         |
|                |   |             |   | Chapters  | Chapters | Chapters | Chapters | Chapters   |                         |
|                |   |             |   | 21.22,    | 21.22,   | 21.22,   | 21.22,   | 21.22,     |                         |
|                |   |             |   |           |          | and      | and      | and        |                         |
|                |   |             |   |           |          | 21.24    | 21.24    | 21.24      |                         |
| Governme       |   | 2           | 2 | See table |          |          |          | 0.75       | 1.                      |
| ntal uses      |   |             |   |           |          | notes    | 30       | 0.73       | 1.<br>Buildings         |
| iliai uses     |   |             |   | notes     | notes    | notes    |          |            | with                    |
|                |   |             |   |           |          |          |          |            | dormerless              |
|                |   |             |   |           |          |          |          |            | roofs with              |
|                |   |             |   |           |          |          |          |            |                         |
|                |   |             |   |           |          |          |          |            | straight<br>rafters     |
|                |   |             |   |           |          |          |          |            |                         |
|                |   |             |   |           |          |          |          |            | pitched                 |
|                |   |             |   |           |          |          |          |            | more than               |
|                |   |             |   |           |          |          |          |            | 20 degrees              |
|                |   |             |   |           |          |          |          |            | shall have a            |
|                |   |             |   |           |          |          |          |            | maximum                 |
|                |   |             |   |           |          |          |          |            | cornice line            |
|                |   |             |   |           |          |          |          |            | of 28 feet              |
|                |   |             |   |           |          |          |          |            | in height               |
|                |   |             |   |           |          |          |          |            | and a                   |
|                |   |             |   |           |          |          |          |            | ridgeline of            |
|                |   |             |   |           |          |          |          |            | 38 feet in              |
|                |   |             |   |           |          |          |          |            | height. <sup>3</sup> 2. |
|                |   |             |   |           |          |          |          |            | All other               |
|                |   |             |   |           |          |          |          |            | buildings:              |
|                |   |             |   |           |          |          |          |            | three                   |
|                |   |             |   |           |          |          |          |            | stories not             |
|                |   |             |   |           |          |          |          |            | to exceed               |
|                |   |             |   |           |          |          |          |            | 35 feet.                |

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| Group      | 3,600 |    | See table |           |           | 30 | 0.75 | 1.                      |
|------------|-------|----|-----------|-----------|-----------|----|------|-------------------------|
| homes      |       |    | notes     | notes     | notes     |    |      | Buildings               |
|            |       |    |           |           |           |    |      | with                    |
|            |       |    |           |           |           |    |      | dormerless              |
|            |       |    |           |           |           |    |      | roofs with              |
|            |       |    |           |           |           |    |      | straight                |
|            |       |    |           |           |           |    |      | rafters                 |
|            |       |    |           |           |           |    |      | pitched                 |
|            |       |    |           |           |           |    |      | more than               |
|            |       |    |           |           |           |    |      | 20 degrees              |
|            |       |    |           |           |           |    |      | shall have a            |
|            |       |    |           |           |           |    |      | maximum                 |
|            |       |    |           |           |           |    |      | cornice line            |
|            |       |    |           |           |           |    |      | of 28 feet              |
|            |       |    |           |           |           |    |      | in height               |
|            |       |    |           |           |           |    |      | and a                   |
|            |       |    |           |           |           |    |      | ridgeline of            |
|            |       |    |           |           |           |    |      | 38 feet in              |
|            |       |    |           |           |           |    |      | height. <sup>3</sup> 2. |
|            |       |    |           |           |           |    |      | All other               |
|            |       |    |           |           |           |    |      | buildings:              |
|            |       |    |           |           |           |    |      | three                   |
|            |       |    |           |           |           |    |      | stories not             |
|            |       |    |           |           |           |    |      | to exceed               |
|            |       |    |           |           |           |    |      | 35 feet.                |
| Offices,   |       | 65 | See table | See table | See table | 30 | 0.75 | 1.                      |
| business   |       |    | notes     | notes     | notes     |    |      | Buildings               |
| and        |       |    |           |           |           |    |      | with                    |
| profession | -     |    |           |           |           |    |      | dormerless              |
| al, and    |       |    |           |           |           |    |      | roofs with              |
| nonprofit, |       |    |           |           |           |    |      | straight                |
| education  |       |    |           |           |           |    |      | rafters                 |
| al,        |       |    |           |           |           |    |      | pitched                 |
| cultural,  |       |    |           |           |           |    |      | more than               |
| or civic   |       |    |           |           |           |    |      | 20 degrees              |
|            |       |    |           |           |           |    |      | shall have a            |
|            |       |    |           |           |           |    |      | maximum                 |
|            |       |    |           |           |           |    |      | cornice line            |
|            |       |    |           |           |           |    |      | of 28 feet              |
|            |       |    |           |           |           |    |      | in height               |
|            |       |    |           |           |           |    |      | and a                   |
|            |       |    |           |           |           |    |      | ridgeline of            |
|            |       |    |           |           |           |    |      | 38 feet in              |
|            |       |    |           |           |           |    |      | height. <sup>3</sup> 2. |
|            |       |    |           |           |           |    |      | All other               |
|            |       |    |           |           |           |    |      | buildings:              |
|            |       |    |           |           |           |    |      | three                   |
|            |       |    |           |           |           |    |      | stories not             |
|            |       |    |           |           |           |    |      | to exceed               |
|            |       |    |           |           |           |    |      | 35 feet.                |

| Planned     | 10,000 |    | See table |           |           | 30 | 0.75 | 1.                      |
|-------------|--------|----|-----------|-----------|-----------|----|------|-------------------------|
| developm    |        |    | notes     | notes     | notes     |    |      | Buildings               |
| ents        |        |    |           |           |           |    |      | with                    |
|             |        |    |           |           |           |    |      | dormerless              |
|             |        |    |           |           |           |    |      | roofs with              |
|             |        |    |           |           |           |    |      | straight                |
|             |        |    |           |           |           |    |      | rafters                 |
|             |        |    |           |           |           |    |      | pitched                 |
|             |        |    |           |           |           |    |      | more than               |
|             |        |    |           |           |           |    |      | 20 degrees              |
|             |        |    |           |           |           |    |      | shall have a            |
|             |        |    |           |           |           |    |      | maximum                 |
|             |        |    |           |           |           |    |      | cornice line            |
|             |        |    |           |           |           |    |      | of 28 feet              |
|             |        |    |           |           |           |    |      |                         |
|             |        |    |           |           |           |    |      | in height               |
|             |        |    |           |           |           |    |      | and a                   |
|             |        |    |           |           |           |    |      | ridgeline of            |
|             |        |    |           |           |           |    |      | 38 feet in              |
|             |        |    |           |           |           |    |      | height. <sup>3</sup> 2. |
|             |        |    |           |           |           |    |      | All other               |
|             |        |    |           |           |           |    |      | buildings:              |
|             |        |    |           |           |           |    |      | three                   |
|             |        |    |           |           |           |    |      | stories not             |
|             |        |    |           |           |           |    |      | to exceed               |
|             |        |    |           |           |           |    |      | 35 feet.                |
| Religious   | 10,000 | 50 | See table | See table | See table | 30 | 0.75 | 1.                      |
| institution |        |    |           |           | notes     |    |      | Buildings               |
| s           |        |    |           |           |           |    |      | with                    |
|             |        |    |           |           |           |    |      | dormerless              |
|             |        |    |           |           |           |    |      | roofs with              |
|             |        |    |           |           |           |    |      | straight                |
|             |        |    |           |           |           |    |      | rafters                 |
|             |        |    |           |           |           |    |      | pitched                 |
|             |        |    |           |           |           |    |      | more than               |
|             |        |    |           |           |           |    |      |                         |
|             |        |    |           |           |           |    |      | 20 degrees              |
|             |        |    |           |           |           |    |      | shall have a            |
|             |        |    |           |           |           |    |      | maximum                 |
|             |        |    |           |           |           |    |      | cornice line            |
|             |        |    |           |           |           |    |      | of 28 feet              |
|             |        |    |           |           |           |    |      | in height               |
|             |        |    |           |           |           |    |      | and a                   |
|             |        |    |           |           |           |    |      | ridgeline of            |
|             |        |    |           |           |           |    |      | 38 feet in              |
|             |        |    |           |           |           |    |      | height. <sup>3</sup> 2. |
|             |        |    |           |           |           |    |      | All other               |
|             |        |    |           |           |           |    |      | buildings:              |
|             |        |    |           |           |           |    |      | three                   |
|             |        |    |           |           |           |    |      | stories not             |
|             |        |    |           |           |           |    |      | to exceed               |
|             |        |    |           |           |           |    |      | 35 feet.                |
| ACCESS      |        |    |           |           |           |    |      |                         |
| ORY         |        |    |           |           |           |    |      |                         |
| USES        |        |    |           |           |           |    |      |                         |
|             |        |    |           |           |           |    |      |                         |

| <u>.75</u> 1.        |
|----------------------|
| BUILDIN              |
| GS WITH              |
| DORMER               |
| LESS                 |
| ROOFS                |
| WITH                 |
| STRAIGH              |
| Τ                    |
| RAFTERS              |
| PITCHED              |
| MORE                 |
| THAN 20              |
| DEGREES<br>SHALL     |
| HAVE A               |
| MAXIMU               |
| M                    |
| CORNICE              |
| LINE OF              |
| 28 FEET              |
| IN                   |
| HEIGHT               |
| AND A                |
| RIDGELIN             |
| E OF 38              |
| FEET IN              |
| HEIGHT. <sup>3</sup> |
| 2. ALL               |
| OTHER                |
| BUILDIN              |
| GS:                  |
| THREE                |
| STORIES              |
| NOT TO<br>EXCEED     |
| 35 FEET.             |
| <u> </u>             |
|                      |
|                      |
|                      |
|                      |
|                      |
|                      |
|                      |
|                      |
|                      |

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

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

- 4. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.
- II. THE CORNICE AND RIDGE HEIGHTS OF AN ACCESSORY STRUCTURE MAY INCREASE ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL SETBACK PROVIDED BEYOND THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE BULK REGULATIONS TABLE, UP TO A MAXIMUM HEIGHT OF TWO STORIES AND A CORNICE HEIGHT OF 16 FEET AND A RIDGE HEIGHT OF COMPATIBLE DESIGN.
- 5. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT.

## Front yard requirements

- 1. The required front yard is the greater of twenty feet <u>25</u> or the average setback of all structures located on parcels on the same block which THAT lie within three hundred <u>300</u> feet of either side of the property. If four or more lots are available for computation, the largest and smallest setbacks may be excluded (but not one or the other).
- 2. Buildings fifty 50 feet or more in width:
- a. At least thirty-three 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: ten10-foot side yard. Buildings over two stories: fifteen15-foot side yard.
- 2. For buildings fifty 50 feet or more in width:
- a. Shall provide an additional one foot of side yard for each three feet the building width exceeds fifty 50 feet, and
- b. At least thirty three 33 percent of the side building façade shall be set back an additional ten 10 feet from the side property line.

## **Corner side yard requirements:**

- 1. The required corner side yard is the greater of:
- a. Buildings two stories or less: ten 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  $\underline{33}$  percent of the corner side building façade shall be set back an additional ten  $\underline{10}$  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   | 15-foot corner side yard | 1. Transitional yards may not be paved or used |
|-----------------------------------|--------------------------|--|
| an adjacent residential district. |                          | 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   |                          | 1. Transitional yards may not be paved or used |
| the side or rear lot line in an   |                          | for parking or driveways. 2. Screening such as |
| adjacent residential district.    |                          | 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.

| Permitt  | Lot         | Lot      | Reauire | Minimum | Floor   | Height                              | Location | Open               | Living    |
|----------|-------------|----------|---------|---------|---------|-------------------------------------|----------|--------------------|-----------|
|          | Dimensio    |          | •       |         | Area    | (maximu                             |          | _                  | -         |
| special  |             |          | or      |         |         | $\underset{8}{\text{m}}$ , feet) 5, |          |                    | (minimum  |
|          |             |          | Setback |         | (maximu | 8,9                                 | <b>,</b> |                    | gross sq. |
|          | `           | m) Width |         |         | $m)^3$  |                                     |          | zoning             |           |
| 1        | (sq. ft. or | (ft)     |         |         | ,       |                                     |          | lot                | ,         |
|          | acres)      | ,        |         |         |         |                                     |          | area) <sup>7</sup> |           |
| subject  | ŕ           |          |         |         |         |                                     |          |                    |           |
| to       |             |          |         |         |         |                                     |          |                    |           |
| specific |             |          |         |         |         |                                     |          |                    |           |
| standar  |             |          |         |         |         |                                     |          |                    |           |
| ds       |             |          |         |         |         |                                     |          |                    |           |

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|   | 5,400 | 50 | 1. Lot    | 15 1, 2 | ,           |           | The front           |          | For         |
|---|-------|----|-----------|---------|-------------|-----------|---------------------|----------|-------------|
|   |       |    | line      |         |             | Structure | ,                   |          | _           |
|   |       |    | adjoinin  |         |             | s located |                     |          | above the   |
|   |       |    | g a       |         | following   |           |                     |          |             |
|   |       |    | residenti |         | structures: | feet of a | shall               | 0 sf:    | floor of    |
|   |       |    | al        |         | 1. Any      | residence |                     |          | nonresident |
|   |       |    | zoning    |         |             |           |                     |          | ial uses:   |
|   |       |    | district: |         |             |           |                     |          | Efficiency  |
|   |       |    |           |         | percent or  |           |                     |          | apartment:  |
|   |       |    |           |         |             |           |                     |          | 300 One     |
|   |       |    |           |         |             |           |                     |          | bedroom     |
|   |       |    |           |         |             |           | block on            |          | apartment:  |
|   |       |    |           |         | devoted to  |           |                     | _        | 450 Two-    |
|   |       |    |           |         | commerci    |           |                     |          | bedroom     |
|   |       |    |           |         | al uses, or |           | located.            |          | apartment:  |
|   |       |    |           |         | residential |           | Where               |          | 600 Each    |
|   |       |    |           |         | uses, or a  | $\sim$    | there is            |          | additional  |
|   |       |    |           |         | combinati   |           | no                  |          | bedroom:    |
|   |       |    |           |         |             |           | establish           |          | 150         |
|   |       |    |           |         | commerci    |           | ed                  | ļ        |             |
|   |       |    |           |         |             |           | setback,            |          |             |
|   |       |    |           |         | residential |           | the front           | <b>!</b> |             |
|   |       |    |           |         |             |           | façade of           |          |             |
|   |       |    |           |         | 2. Any      |           | each                | <b>!</b> |             |
|   |       |    |           |         | structure   |           | such                | <b>!</b> |             |
|   |       |    |           |         | with the    |           | building            | ļ        |             |
|   |       |    |           |         | entire      |           | shall be            |          |             |
|   |       |    |           |         | ground      |           | set back            |          |             |
| 1 |       |    |           |         | level front |           | not more            | ļ        |             |
| 1 |       |    |           |         | façade      |           | than 15             | <b>!</b> |             |
|   |       |    |           |         | devoted to  |           | feet from           |          |             |
| 1 |       |    |           |         | commerci    |           | the face            | ļ        |             |
| 1 |       |    |           |         | al uses 4.  |           | of the              | <b>!</b> |             |
|   |       |    |           |         | [           |           | curb <sup>6</sup> . | <b>!</b> | l l         |

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|  | <b>2</b> 4 | 1.5 1 1.0               | 1.75        | 1          | T1 C                | т ,     | Г           |
|--|------------|-------------------------|-------------|------------|---------------------|---------|-------------|
|  |            |                         | ,           | 1.         | The front           |         | For         |
|  | μ          | feet for each           |             |            |                     |         | dwellings   |
|  |            | -                       |             | s located  |                     | to      | above the   |
|  |            | height above            | following   | within 30  | building            |         |             |
|  |            | 35 feet <sup>1, 2</sup> | structures: |            |                     |         | floor of    |
|  | feet in    |                         |             | residence  |                     |         | nonresident |
|  | height:    |                         |             |            |                     | -       | ial uses:   |
|  |            |                         | with 25     | residentia | establish           | t. Lots | Efficiency  |
|  |            |                         | percent or  |            |                     |         | apartment:  |
|  |            |                         | more of     | district:  | setback             | 100,00  | 300 One     |
|  |            |                         | its floor   | 35 feet.   | of the              | 0 sf:   | bedroom     |
|  |            |                         | area        | MX-1       | block on            | 30      | apartment:  |
|  |            |                         | devoted to  | Height     | which it            | percen  | 450 Two-    |
|  |            |                         | commerci    | District:  | is                  | t.      | bedroom     |
|  |            |                         | al uses, or | 65 feet.   | located.            |         | apartment:  |
|  |            |                         | residential | MX-2       | Where               |         | 600 Each    |
|  |            |                         | uses, or a  | Height     | there is            |         | additional  |
|  |            |                         | combinati   | District:  | no                  |         | bedroom:    |
|  |            |                         | on of       | 46 feet.   | establish           |         | 150         |
|  |            |                         | commerci    | MX-3       | ed                  |         |             |
|  |            |                         | al and      | Height     | setback,            |         |             |
|  |            |                         | residential |            | the front           |         |             |
|  |            |                         | uses, or    | 36 feet.   | façade of           |         |             |
|  |            |                         | 2. Any      |            | each                |         |             |
|  |            |                         | structure   |            | such                |         |             |
|  |            |                         | with the    |            | building            |         |             |
|  |            |                         | entire      |            | shall be            |         |             |
|  |            |                         | ground      |            | set back            |         |             |
|  |            |                         | level front |            | not more            |         |             |
|  |            |                         | façade      |            | than 15             |         |             |
|  |            |                         | devoted to  |            | feet from           |         |             |
|  |            |                         | commerci    |            | the face            |         |             |
|  |            |                         | al uses 4.  |            | of the              |         |             |
|  |            |                         |             |            | curb <sup>6</sup> . |         |             |
|  |            |                         |             |            | caro .              |         |             |

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| <del> </del> |           | . 1 2              |             | 1             |                     |         | -           |
|--------------|-----------|--------------------|-------------|---------------|---------------------|---------|-------------|
|              |           | 50 <sup>1, 2</sup> | 1.75, or    | 1.            | The front           |         | For         |
|              | Portions  |                    | 2.25 for    | Structure     |                     |         |             |
|              | of a      |                    | the         | s located     |                     |         | above the   |
|              | structure |                    | following   | within 30     |                     | 100,00  | ground      |
|              | over 46   |                    | structures: |               |                     |         | floor of    |
|              | feet in   |                    | •           | residence     |                     |         | nonresident |
|              | height    |                    |             |               |                     |         | ial uses:   |
|              | that are  |                    |             |               | establish           | t. Lots | Efficiency  |
|              | not       |                    | percent or  |               |                     |         | apartment:  |
|              | stepped   |                    | more of     |               |                     |         | 300 One     |
|              | back as   |                    | its floor   |               |                     |         | bedroom     |
|              | provided  |                    |             |               | block on            |         | apartment:  |
|              | for       |                    | devoted to  |               | which it            | 1       | 450 Two-    |
|              | above in  |                    | commerci    |               | is                  | t.      | bedroom     |
|              | 2         |                    | al uses, or |               | located.            |         | apartment:  |
|              |           |                    | residential |               | Where               |         | 600 Each    |
|              |           |                    | uses, or a  | $\mathcal{C}$ | there is            |         | additional  |
|              |           |                    | combinati   |               | no                  |         | bedroom:    |
|              |           |                    | on of       | 46 feet.      | establish           |         | 150         |
|              |           |                    | commerci    | MX-3          | ed                  |         |             |
|              |           |                    |             |               | setback,            |         |             |
|              |           |                    | residential | District:     | the front           |         |             |
|              |           |                    | uses, or    | 36 feet.      | façade of           |         |             |
|              |           |                    | 2. Any      |               | each                |         |             |
|              |           |                    | structure   |               | such                |         |             |
|              |           |                    | with the    |               | building            |         |             |
|              |           |                    | entire      |               | shall be            |         |             |
|              |           |                    | ground      |               | set back            |         |             |
|              |           |                    | level front |               | not more            |         |             |
|              |           |                    | façade      |               | than 15             |         |             |
|              |           |                    | devoted to  |               | feet from           |         |             |
|              |           |                    | commerci    |               | the face            |         |             |
|              |           |                    | al uses 4.  |               | of the              |         |             |
|              |           |                    |             |               | curb <sup>6</sup> . |         |             |
|              | •         |                    |             |               |                     |         |             |

| <br>· · · · · · | 1 | 4 4 11 |               | l           |           | TT1 0               |        | <del>-</del> |
|-----------------|---|--------|---------------|-------------|-----------|---------------------|--------|--------------|
|                 |   | 4. All | As            | ,           | 1.        | The front           |        | For          |
|                 |   | other  |               |             |           |                     |        | dwellings    |
|                 |   | yards: | $\mathcal{C}$ |             | s located |                     |        | above the    |
|                 |   |        | zoning        | following   |           |                     |        |              |
|                 |   |        | decision-     | structures: |           |                     |        | floor of     |
|                 |   |        | making        |             | residence |                     |        | nonresident  |
|                 |   |        | process set   |             |           |                     | μ.     | ial uses:    |
|                 |   |        |               |             |           |                     |        | Efficiency   |
|                 |   |        |               | percent or  |           |                     |        | apartment:   |
|                 |   |        | Administrati  |             |           |                     |        | 300 One      |
|                 |   |        | on.           |             |           |                     |        | bedroom      |
|                 |   |        |               |             |           | block on            |        | apartment:   |
|                 |   |        |               | devoted to  | Height    | which it            | percen | 450 Two-     |
|                 |   |        |               | commerci    | District: | is                  | t.     | bedroom      |
|                 |   |        |               | al uses, or | 65 feet.  | located.            |        | apartment:   |
|                 |   |        |               | residential | MX-2      | Where               |        | 600 Each     |
|                 |   |        |               | uses, or a  | Height    | there is            |        | additional   |
|                 |   |        |               | combinati   | District: | no                  |        | bedroom:     |
|                 |   |        |               | on of       | 46 feet.  | establish           |        | 150          |
|                 |   |        |               | commerci    | MX-3      | ed                  |        |              |
|                 |   |        |               |             |           | setback,            |        |              |
|                 |   |        |               | residential | District: | the front           |        |              |
|                 |   |        |               | uses, or    | 36 feet.  | façade of           |        |              |
|                 |   |        |               | 2. Any      |           | each                |        |              |
|                 |   |        |               | structure   |           | such                |        |              |
|                 |   |        |               | with the    |           | building            |        |              |
|                 |   |        |               | entire      |           | shall be            |        |              |
|                 |   |        |               | ground      |           | set back            |        |              |
|                 |   |        |               | level front |           | not more            |        |              |
|                 |   |        |               | façade      |           | than 15             |        |              |
|                 |   |        |               | devoted to  |           | feet from           |        |              |
|                 |   |        |               | commerci    |           | the face            |        |              |
|                 |   |        |               | al uses 4.  |           | of the              |        |              |
|                 |   |        |               |             |           | curb <sup>6</sup> . |        |              |
|                 |   |        |               |             |           |                     | l      |              |

| ACCECC  | LOT       | LOT       | VADDC     | VADDO    | VADDC     | VADDC     | EI OOD                   | HEIGHT  |
|---------|-----------|-----------|-----------|----------|-----------|-----------|--------------------------|---------|
|         |           | LOT       |           | YARDS    |           |           |                          | HEIGHT  |
| ORY     | DIMENSIO  | DIMENSI   | (MINIM    | (MINIM   | (MINIM    | (MINIM)   | AREA                     | (MAXIM  |
| USES    | NS        | ONS       | UM)       | UM)      | UM)       | UM)       | RATIO                    | UM,     |
|         | (MINIMUM) | (MINIMU   | FRONT     | INTERIO  | CORNER    | REAR      | (MAXIM                   | STORIES |
|         | AREA (SQ. | M)        | (FT)      | R SIDE   | SIDE      | (FT)      | UM)                      | AND     |
|         | FT. OR    | WIDTH     |           | (FT)     | (FT)      |           |                          | FEET)   |
|         | ACRES)    | (FT)      |           |          |           |           |                          |         |
| ACCESS  | 1,800     | <u>50</u> | <u>15</u> | <u>5</u> | <u>15</u> | <u>30</u> | <u>1.0</u> <sup>11</sup> | 2       |
| ORY     | SQUARE    |           |           |          |           |           |                          |         |
| ATTACHE | FEET IN   |           |           |          |           |           |                          |         |
| D       | ADDITION  |           |           |          |           |           |                          |         |
| DWELLI  | TO        |           |           |          |           |           |                          |         |
| NG UNIT | PRINCIPAL |           |           |          |           |           |                          |         |
|         | USE       |           |           |          |           |           |                          |         |
|         | REQUIREM  |           |           |          |           |           |                          |         |
|         | ENT.      |           |           |          |           |           |                          | 1.0     |

| ACCESS  | 1,800     | <u>50</u> | <u>15</u> | <u>5</u> | <u>15</u> | 2 | <u>12</u> |
|---------|-----------|-----------|-----------|----------|-----------|---|-----------|
| ORY     | SQUARE    |           |           |          |           |   |           |
| DETACH  | FEET IN   |           |           |          |           |   |           |
| ED      | ADDITION  |           |           |          |           |   |           |
| DWELLI  | TO        |           |           |          |           |   |           |
| NG UNIT | PRINCIPAL |           |           |          |           |   |           |
|         | USE       |           |           |          |           |   |           |
|         | REQUIREM  |           |           |          |           |   |           |
|         | ENT.      |           |           |          |           |   |           |

#### 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-three33 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.

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

| ACCESSO 2 | 2.0 | 1,800     | <u>20</u> | 1 | 0 | <u>2</u> | 2 | <u>3</u> |  |
|-----------|-----|-----------|-----------|---|---|----------|---|----------|--|
| RY        |     | SQUARE    |           |   |   |          |   |          |  |
| DETACHE   |     | FEET IN   |           |   |   |          |   |          |  |
| D         |     | ADDITION  |           |   |   |          |   |          |  |
| DWELLIN   |     | TO        |           |   |   |          |   |          |  |
| G UNIT    |     | PRINCIPAL |           |   |   |          |   |          |  |
|           |     | USE       |           |   |   |          |   |          |  |
|           |     | REQUIREM  |           |   |   |          |   |          |  |
|           |     | ENT.      |           |   |   |          |   |          |  |

#### 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.**

| Use  | Standard   | Additional Provisions   |
|--|--|---|
|  |  |   |
| Amusement<br>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<br>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<br>Conservation district. R-<br>3-Neighborhood<br>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<br>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'<br>and engineers' offices,<br>shops and yards | I-1 district: one space per two employees.<br>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,<br>ACCESSORY<br>ATTACHED AND<br>DETACHED                 | ONE SPACE PER ACCESSORY UNIT<br>IN ADDITION TO OTHERWISE<br>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 24-hour period. |
| Fraternities, sororities and dormitories                                | One parking space for each three active members or dormitory residents, plus one space for the manager.   | Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty four 24-hour period. |
| Gymnasiums, stadiums<br>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 24-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 24-hour period. |

|  | 1   | <u> </u> *  |
|--|---|---|
| Schools, middle, or high   | One space per two employees, plus one space per ten 10 (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 24-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 24-hour period. |
| Schools, commercial,<br>trade, vocational, music,<br>dance, or art | BCE district: one space per employee. Other districts: one space per two employees, plus one space per five students. | Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four 24-hour period. |

#### **Table Notes:**

- 1. Calculation Rules.
- A. Unless stated otherwise in the table, when the standard is given in square feet the standard means the number of parking spaces per square footage of gross floor area. See THE definition of "floor area" in Division VI for areas to be included in the calculation.
- B. When the number of off-street parking spaces required by the table results in a fraction, any fraction of one-half or less may be disregarded, while AND a fraction over one-half is counted as one parking space.
- C. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.
- 2. *Drive-In Businesses*. Stacking spaces, equal in number to five times the maximum capacity of a drive-in business, for automobiles awaiting entrance into the drive-in business, shall be provided.
- 3. *Use Not Included in the Table*. Alternative parking and loading standards may be proposed for uses not included in the table, pursuant to Section 21.66.040.
- 4. *C2 and C2A Districts*. Off-street parking facilities are not required in the C2 or C2A districts except that uses containing twenty thousand <u>20,000</u> feet or more of floor area must SHALL provide twenty <u>20</u> 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:

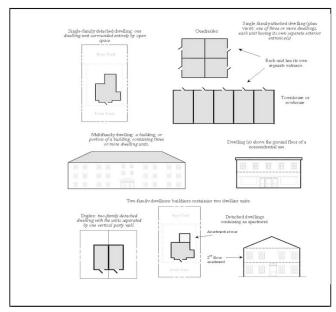
- a. A detached dwelling containing an apartment is a two-family detached dwelling.
- b. A duplex is a two-family detached dwelling with the units separated by one vertical party wall without openings extending from the basement floor to the roof along the dividing lot line.

"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:**

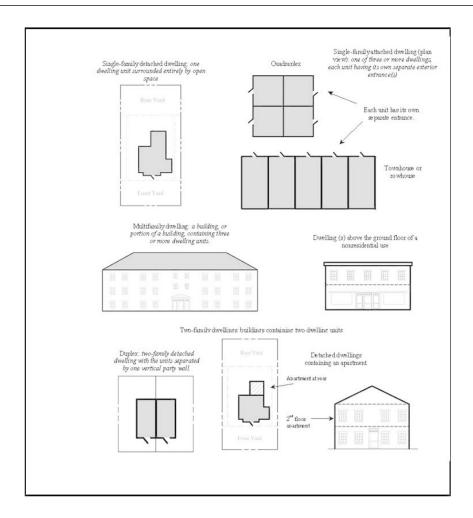
UPPERCASE indicates matter added to existing law. Strikethrough indicates matter stricken from existing law.

<u>Underlining</u> indicates amendments.



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

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.