

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9/14/2020	1	City Council	withdrawn without objection	Pass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 to Annapolis Education Commission	
7/27/2020	1	City Council	postpone	Pass
7/22/2020	1	Rules & City Government Committee	recommend with amendments	Pass
7/14/2020	1	Rules & City Government Committee	postpone	Pass
7/14/2020	1	Rules & City Government Committee	Recommend Favorably-Amendment	Pass
7/13/2020	1	City Council	postpone	Pass
5/26/2020	1	City Council	postpone	Pass
5/12/2020	1	Rules & City Government Committee	Recommend Favorably-Amendment	Pass
5/12/2020	1	Rules & City Government Committee	recommend with amendments	Pass
4/27/2020	1	City Council	declare the public hearing closed	Pass
4/27/2020	1	City Council	declare the public hearing left open	Fail
4/13/2020	1	City Council	declare the public hearing left open	
4/13/2020	1	City Council	presented	
1/27/2020	1	City Council	postpone	Pass
1/13/2020	1	City Council	declare the public hearing left open	Pass

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12/9/2019	1	City Council	forwarded to next agenda due d	ate
12/9/2019	1	City Council	adopt on first reader	Pass
12/9/2019	1	City Council	presented	
12/9/2019	1	City Council	refer to Annapolis Education Co	mmission
12/9/2019	1	City Council	refer to Annapolis Education Co	mmission

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

21.50.000

21.50.070

21.50.080

21.50.090

21.50.100

21.50.110

21.50.120

21.50.130

21.50.140

21.50.200

21.50.220

21.50.240

21.50.250

21.50.260

21.50.270

21.66.130

21.72.010

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

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

21.64.005

21.64.010

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

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

Section 21.38.020 - Uses.

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

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

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

Chapter 21.48 - USE TABLES

Section 21.48.010 - Table of Uses-Residential Zoning Districts.

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

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

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

Colleges,	S	S	S	S	S	S	S	S	S	S	S	P	i
private						5	5			5		1	
Day care, family	A-Std												
Day care centers, group, in conjunction with public school facilities			A-Std										
Day care centers, group, including day care centers accessory to a principal religious institution	S	S	S	S	S	S	S	S	S	S	S	S	
Driveways, walkways, parking or access for uses located in an adjacent nonresidenti al district	S	S	S	S	S	S	S	S	S	S	S		
Dwellings, multi-family						S	S	S	S	S	S	S-Std	
Dwellings, multi-family containing six or fewer dwelling units							P-Std						
Dwellings, single-family attached						S	S	S	S	S	S	S-Std	
Dwellings, single-family detached	P	Р	Р	P	Р	Р	Р	Р	Р	P	Р	Р	Р
Dwellings, two-family				1		P	Р	Р	P	P	P	S-Std	S ²

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

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

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

<u>ımportant. 1</u>										
Uses	District B1	District B2	District B3	District B3-CD		District BR	District C2	District C2A	District PM2	District I1
ACCESSORY ATTACHED DWELLING UNIT	A-STD						A-STD		A-STD	
Accessory buildings and uses, including signs	A	A	A	A	A	A	A	A	A	A
ACCESSORY DETACHED DWELLING UNIT	A-STD						A-STD		A-STD	
Adult book stores			S-Std	S-Std	S-Std					
Amusement establishments, indoor			P	P	P					
Animal hospitals, including veterinarian offices			S	S	P					
Antenna towers										P-Std, S-Std
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
Antique stores	P	P	P	P	P	P	P	P	P ¹	
Appliance stores including electrical and household appliances, and radio and television sales and repair		P	P	P	P	P	P	P	P ¹	
stores	P	Р	Р	Р	P	P	P	P	P 1,2	
Arts or cultural centers					P					
studios	P	P	Р	P	P					
Auction rooms			P	P	P					
Bake shops Bakeries	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std ¹	P
Banks and financial institutions	S-Std	P	P	P	P	P	P	P	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>	 	
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 ¹	
including candy										
making										
Carpet and rug		P	P	P	P	P	P	P	P ¹	
stores, retail										
sales only										
Catering	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std			P-Std
establishments,										
where no food,										
beverages										
and/or desserts										
are sold on the	I									
premises										
premises Clubs, lodges		P	P	P	P	P	P	P		
		P	P	P	P	P	P	P		
Clubs, lodges and meeting halls, with no		P	P	P	P	P	P	P		
Clubs, lodges and meeting halls, with no on-premises		P	Р	P	P	P	P	P		
Clubs, lodges and meeting halls, with no on-premises food or		P	Р	Р	P	P	P	P		
Clubs, lodges and meeting halls, with no on-premises food or beverage		P	P	P	P	P	P	P		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation		P	P	Р	P	P	P	P		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities			1	1	P	1	P	P		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities Clubs, lodges		P S-Std	P S-Std	P S-Std	P	P-Std	P	P		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities Clubs, lodges 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', architects' and engineers' offices, shops and yards			S	S						P
Convenience stores				P-Std S-Std	P-Std S-Std	P-Std			P-Std ¹	
Day care centers, group					Р				P-Std	
Day care centers, group, in conjunction with a principal religious institution		S-Std								
Delicatessen	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std	S-Std		P-Std	
Department stores		Р	Р	Р	Р		Р			
Drive-through facilities and walkups associated with permitted or special exception uses	P-Std ³			P-Std S-Std ³		P-Std S-Std ³	-	4	P-Std	P-Std S-Std ³
Dry cleaning and laundry drop off and pick up stations	P	P	P	P	P		P	P		
Dry cleaning and laundry establishments		P	P	P	P				P 1,2	P
Dwellings, multi-family					P-Std	P	S		S	
Dwellings, single-family attached							S		S	
Dwellings, single-family detached	Р						S		Р	
Dwellings, two- family							S		Р	
Dwellings above the ground floor of nonresidential uses	Р	Р			Р		Р	Р		

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				<u> </u>	<u> </u>	
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 P	District MX	District PM	District C2P
ACCESSORY ATTACHED DWELLING UNIT	A-STD	A-STD	A-STD	A-STD
Accessory Structures and uses	A	A ²	A	A
ACCESSORY DETACHED DWELLING UNIT	A-STD	A-STD	A-STD	A-STD
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Antique stores		P	P-Std	
Appliance stores including electrical and household appliances, and radio and television sales and repair		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		

	1	1	+	+
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	1	
Day care centers, groups	S		S	S
Delicatessens		P-Std	P-Std	
Department stores		P		
Drive-through facilities associated with permitted or special exception uses			S-Std ¹	
Dry cleaning and laundry drop off and pick up stations			Р	
Dry cleaning and laundry establishments		Р		
Dwellings, multi-family	S	P-Std	S	S
Dwellings, multi-family, containing 12 or fewer units			P-Std	
Dwellings, single-family attached	Р	P-Std	P	
Dwellings, single-family detached	Р	P	P	P
Dwellings, two-family	P	P	P	P
Dwellings above the ground floor of nonresidential uses		P		

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

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

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

Table Notes:

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.

	Lot		Yards	Yards	Yards					Open
uses,	Dimensions	Dimensi	(minimu	(minimu	(minimu					
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) 4	m)	3	Side (ft)	Side (ft)		Ratio	Ratio	Ratio	percent)
uses		Width		О	0		(maximu	(maximu	(maximu	
subject to		(ft)						m)	m)	
specific							Height	Maximu	Floor	
standards							(stories	m Lot	Area	
							and	Coverag	Ratio	
							feet) ⁸	е		
								(percent)		
Accessory										
Uses										
ACCESSO		<u>60</u>	<u>25</u>	<u>8</u>	<u>20</u>	<u>30</u>	2.5	30		
	SQUARE						STORIE			
ATTACHE							S NOT			
D	ADDITION						TO			
	ТО						EXCEE			
NG UNIT	PRINCIPAL						D 35			
	USE						FEET			
	REQUIREM									
	ENT.						9			
ACCESSO		<u>60</u>	<u>30</u>	<u>8</u> ³	<u>20</u>	<u>5</u>	<u> </u>			
	SQUARE									
DETACH										
ED	ADDITION									
	ТО									
NG UNIT	PRINCIPAL									
	USE									
	REQUIREM									
	ENT.									

Buildings accessory to single- family dwellings, other than as specified elsewhere in this	30	8 3	20	5	9		
Clubhouse s and other structures on the grounds of private clubs, golf courses, polo and tennis clubs	m of 150 feet from the nearest residenti al property line, 25 feet from all other property	m of 150 feet from the nearest residenti al property line, 25 feet from all other property	m of 150 feet from the nearest residenti al property line, 25 feet from all other property	feet from the nearest residenti al property line, 25 feet from all other property			
Mausoleu ms, crematorie s and columbari ums in cemeteries	m of 150 feet from the nearest residenti al property line, 25 feet from all other property lines	Minimu m of 150 feet from the nearest residenti al property line, 25 feet from all other property lines	Minimu m of 150 feet from the nearest residenti al property line, 25 feet from all other property lines	feet from the nearest residenti al property line, 25 feet from all other property lines			
Mooring slip	No requirem ent	No requirem ent		No requirem 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			l				1
uses,							
special							
exception							
uses, and							
uses							
subject to							
specific							
standards							
Lot							
Dimension							
o difficusion							
(Minimum							
) Area (sq.							
ft. or							
acres) 4. 5							
Lot							
Dimension							
s (Minimum							
) Width							
(ft) Yards							
(Minimum							
) Front (ft)							
Yards							
(Minimum							
) Interior							
Side (ft)							
Yards							
(Minimum							
) Corner							
Side (ft)							
Yards							
(Minimum							
) Rear (ft)							
Height,							
Coverage,							
Floor Area							
Ratio							
(maximum							
) Height,							
(stories							
and feet)							
Height,							
Coverage,							
Floor Area							
Ratio							
(maximum							
) Lot							
Coverage,							
(percent)							
Height,							
Coverage,							
Floor Area							
Ratio							
(maximum							
) Floor							
Area							
Ratio							
1	1	·				<u> </u>	 <u> </u>

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Open Space									
(minimum,									
(percent)									
Accessory									
Uses									
ACCESSO	1 200	100	40	12	<u> 25</u>	40	2.5	30	
		100		12	<u>23</u>	1 0	STORIE	<u>30</u>	
	SQUARE								
ATTACHE							S NOT		
D	ADDITION						ТО		
	ТО						EXCEE		
NG UNIT	PRINCIPAL						D 35		
	USE						FEET		
	REQUIREM								
	ENT.								
ACCESSO		100	45	12 ³	<u> 25</u>	<u>5</u>	<u>6</u>		
		100	43	12 -	<u>23</u>	2			
	SQUARE								
	FEET IN								
ED	ADDITION								
	ТО								
NG UNIT	PRINCIPAL								
	USE								
	REQUIREM								
	ENT.								
Buildings			45	12 ⁴	25	5	7		
accessory									
to single-									
family									
dwellings,									
other than									
as									
specified									
elsewhere									
in this									
table									
Clubhouse			Minimu	Minimu	Minimu	Minimu			
s and other						m of 150			
structures						feet from			
on the						the			
grounds of						nearest			
private				residenti					
clubs, golf						al			
courses,				property					
polo and			line, 25						
tennis						feet from			
clubs				all other					
				property					
			lines	lines	lines	lines			
•	•	•	•	•	•				

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

- 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.

c. The neces		114 01 1111						10 10010	
Lot	Lot	Yards	Yards	Yards	Yards	Height,	Height,	Height,	Open
Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
(minimum)	ons	m)	m)	m)	m) Rear	e, Floor	e, Floor	e, Floor	(minimu
Area, (sq. ft.	(minimu	Front (ft)	Interior	Corner	(ft)	Area	Area	Area	m,
or acres) 5	m)		Side (ft)	Side (ft)		Ratio	Ratio	Ratio	percent)
	Width,					(maximu	(maximu	(maximu	
	(ft)					m)	m) Lot	m)	
						Height,	Coverag	Floor	
						(stories	e,	Area	
						and feet)	(percent)	Ratio	
	Lot Dimensions (minimum) Area, (sq. ft.	Lot Lot Dimensions (minimum) ons Area, (sq. ft. or acres) 5 m) Width,	Lot Lot Yards Dimensions (minimum) ons m) Area, (sq. ft. or acres) 5 m) Width,	Lot Lot Yards Yards Dimensions (minimum) ons m) m) Area, (sq. ft. or acres) 5 m) Width, Vards (minimu m) m) Front (ft) Interior Side (ft)	Lot Lot Vards Yards (minimu m) (minimu m) Area, (sq. ft. or acres) 5 m) Width, Vards (minimu (minimu m) m) m) Front (ft) Interior Corner Side (ft) Side (ft)	Lot Dimensions (minimu) ons (minimu) ons (minimu) Area, (sq. ft. or acres) 5 Width, (ft) Yards (minimu) (minimu) (minimu) m) Minimu (minimu) m) Rear (ft) Side (ft) Side (ft)	Lot Lot Yards Yards (minimu (minimu m) Rear e, Floor Area, (sq. ft. or acres) 5 Width, (ft) Width, (ft) Width, (ft) Width, (ft) Width, (stories)	Lot Lot Yards (minimu (minimu m) Rear (sq. ft. or acres) 5 M Width, (ft) Width, (ft) M Coverag (stories e, Floor Height, (ft) Name (ft)	Dimensions (minimum) Area, (sq. ft. or acres) 5 Width, (ft) Dimensi (minimu (minimu (minimu m)) Minimu (minimu m) Minimu minimu m) Minimu minimu m) Minimu mi

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

Off-street parking	10	10	5	5		
spaces for						
single- family						
detached dwellings						
Mooring slip	requirem	requirem	requirem	No requirem 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	\				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) ⁷		Ratio	Ratio	Ratio	percent)
uses		Width,		'			(maximu	(maximu	(maximu	
subject to		(ft)					m)	m) Lot	m)	
specific							Height,	Coverag	Floor	
standards							(stories	e,	Area	
								(percent)	Ratio	
							feet) ⁸			
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.									

							4	 	
	SQUARE FEET IN ADDITION	<u>50</u>	30	<u>6</u>	<u>15</u>	2			
G UNIT	PRINCIPAL USE REQUIREM								
	ENT.								
Buildings accessory to single- family dwellings, other than as specified elsewhere			30	6 4	15	2	,		
in this table									
Clubhouse				Minimu m of 150					
s and other structures				m of 130 feet from					
on the						from the			
grounds of						nearest			
private				residenti		I .			
clubs, golf			al		al	al			
courses, polo and				property line, 25		property line, 25			
tennis				feet from					
clubs			all			from all			
			others.	others.	others.	others.			
Mausoleu				Minimu		Minimu			
ms,				m of 150					
crematorie				feet from					
s and columbariu					the nearest	from the nearest			
ms in				residenti					
cemeteries						al			
				property	property				
				line, 25		line, 25			
				feet from					
			all others.		all others.	from all others.			
Mooring			No	No	No				
slip			requirem ent	requirem ent	requirem ent				

- 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.

Permitted uses, special exception	Dimensions (minimum)	Lot Dimensi	Yards (minimu m) Front (ft)	Yards (minimu m) Interior	Yards (minimu m)	(minimu m) Rear (ft)	Height, Coverag e, Floor Area Ratio (maximu m) Height, (stories	Height, Coverag e, Floor Area Ratio (maximu	Height, Coverag e, Floor Area Ratio (maximu m) Floor Area	(minimu m, percent)
Accessory Uses										
ORY ATTACHE D DWELLI NG UNIT	I,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>50</u>		<u>6</u>	<u>15</u>		2.5 STORIE S UP TO 26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET			
ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	50	30	<u>6</u>	<u>15</u>	<u>2</u>	10			

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

- 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 <u>50</u> feet or greater in width: the total of both side yards shall equal to or greater than twenty-five <u>25</u> 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) ⁹	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	•	I	1				ı		I	I	

			-				 	
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.		57	15	2	12		
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table		20	5 7	15	2	12		
Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs		m of one hundred fifty 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 slip		require	No require ment	No require ment	No require 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
uses,	(maxim	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
1									e, Floor	e, Floor	(minim
exception	express	Area (sq. ft.	(minim		Interior			Area	Area	Area	um,
uses, and	ed as	or acres) 1	um)	(ft) ⁹	Side (ft)	Side (ft)		Ratio	Ratio	Ratio	percent
uses	minimu		Width		10	10		(maxim	(maxim	(maxim)
subject to	m sq.		(ft)					um)	um)	um)	
specific	ft. of							Height,	Lot	Floor	
standards	lot							(stories	Coverag	Area	
	area							and	e,	Ratio	
	per							feet) 11	(percent		
	dwellin)		
	g unit)										
Accessory											
Uses											
ACCESS		1,800	50	<u>25</u>	5	<u>15</u>	30	2.5		1.0 ⁸	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		TO						TO			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									
								112			

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

- 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> 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. 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.

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

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

- 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- ·				-
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) ⁹	Side (ft)	Side (ft)		Area	Area	Area	percent
uses	minimu		Width					Ratio	Ratio	Ratio)
subject to	m sq.		(ft)					(maxim	(maxim	(maxim	
	ft. of lot		` ′							um)	
	area per							Height,	Lot	Floor	
	dwellin							(stories		Area	
	g unit)							`		Ratio	
	<i>B</i>								(percent		
								1000))		
A 222222									,		
Accessory Uses											
						5				0	
ACCESS		1,800	<u>50</u>	<u>25</u>	<u>5</u>		<u>30</u>	2.5		1.0 ⁸	
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 ⁷	15	2	<u>12</u>			
ORY		SQUARE			_		=				
DETACH		FEET IN									
ED		ADDITION									
DWELLI		TO									
NG UNIT		PRINCIPAL									
ING UNII		PRINCIPAL USE									
		REQUIRE									
1	l	MENT.						l. <u>.</u>			

		-				 	
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.

File #: O-3	39-19, V	ersion: 1							
Permitted	l		1	ĺ	1			1	
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) Width									
(ft) Yards									
(minimu									
m) Front									
(ft) Yards									
(minimu m)									
Interior									
Side (ft)									
¹² Yards									
(minimu									
m)									
Corner									
Side (ft)									
12 Yards									
(minimu									
m) Rear									
(ft)									
Height,									
Coverage,									
Floor									
Area									
Ratio									
(maximu									
m)									
Height,									
(stories									
and feet)									
Height,	l]				l	

File	#:	O-39-19.	Version:	1
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Coverage, Floor Area Ratio (maximu m) Lot Coverage, (percent) Height, Coverage, Floor Area Ratio (maximu m) Floor Area Ratio Open									
Space (minimu m, percent)									
Dwellings , single- family detached	4,800	40	15	5	15		2.5 stories not to exceed 35 feet	1.0 9	
Accessory Uses									
ACCESS ORY ATTACH ED DWELLI NG UNIT	SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	40	<u>15</u>				2.5 STORI ES NOT TO EXCEE D 35 FEET	1.0 2	
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>40</u>	<u>15</u>	<u>5</u>	<u>10</u>	<u>2</u>			

I I		0		1.	113	· · · · · ·	
Buildings	15	5 8	10	2			
accessory							
to single-							
family							
dwellings,							
other than							
as							
specified							
elsewhere							
in this							
table							
Clubhous	Minim	ı Minimu	Minimu	Minimu			
es and	m of	m of	m of	m of			
other	one	one	one	one			
structures		hundred					
on the	fifty			fifty			
grounds		t <u>150</u> feet					
of private		e from the					
clubs,		nearest					
golf		tiresidenti					
courses,	al			al			
polo and		y property					
tennis	line,	line,		line,			
clubs		twenty-					
Ciuos	five 25			five 25			
	feet	feet	feet	feet			
		from all					
	others.			others.			
h							
Mooring	No .	No .	No .	No			
slip	require	_	-	require			
	ment	ment	ment	ment			

- 1. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.
- 2. The minimum total zoning lot area is four thousand eight hundred 4,800 square feet. If seventy-five 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be one thousand 1,000 square feet per dwelling unit.
- 3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.
- 4. Unless the building height exceeds twenty-five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.
- 5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.
- 6. If seventy five 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.

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

~		 				 		
Clubhous				Minimu	Minimu			
es and		m of	m of	m of	m of			
other		one	one	one	one			
structures		hundred	hundred	hundred	hundred			
on the		fifty	fifty	fifty	fifty			
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				Ť. Ť Ť	propert			
clubs			twenty-		y line,			
			five <u>25</u>		twenty-			
					five 25			
				from all				
					from all			
					others.			
Mooring		No	No	No				
_								
slip		-	_	require				
		ment	ment	ment				

- 1. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.
- 2. The minimum total zoning lot area is four thousand eight hundred 4,800 square feet. If seventy-five 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be one thousand 1,000 square feet per dwelling unit.
- 3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.
- 4. Unless the building height exceeds twenty five $\underline{25}$ feet, in which case the interior side yards shall equal one-fifth the building height. Buildings fifty $\underline{50}$ feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten $\underline{10}$ percent of the building width or twenty $\underline{20}$ percent of the building height, whichever is greater.
- 5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or 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 uses, special exception uses, and	Floor Area Ratio (maximu m)	(maximu m, expressed			m) Front	Yards (minimu m) Interior Side (ft)	Yards (minimu m) Corner Side (ft)	(minimu	Height, maximu m (feet)
uses subject to specific standards		minimum sq. ft. of lot area per dwelling unit)		(ft)					
Accessory Uses									
ACCESSO RY ATTACHE D DWELLIN G UNIT			1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME NT.	<u>25</u>	<u> </u>	2	2	30	=
ACCESSO RY DETACHE D DWELLIN G UNIT	2.0		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME NT.	PER THE PRINCIP AL USE	<u>-</u>	<u>5</u> 5	고	2	

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

Table Notes:

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

Section 21.50.130 - Bulk Regulations Table C1-A District.

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			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>	3	<u>2</u>	4
RY			SQUARE	PRINCIP					
DETACHE			FEET IN	AL USE					
D			ADDITION						
DWELLIN			TO						
G UNIT			PRINCIPAL						
			USE						
			REQUIREME						
			NT.						

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

Table Notes:

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

21.50.140 - Bulk Regulations Table B1 District.

		ì						1	
Permitted	Lot Area	Yards	Yards	Yards	Yards	Floor	Floor	Height	Locatio
uses,	(minimum,	(minimu	(minimu	(minimu	(minimu	Area	Area		n
special	sq. ft.)	m) Front	m)	m)	m) Rear	(maxim	Ratio		
exception		$(ft)^1$	Interior	Corner	(ft)	um,	(maxim		
uses, and			Side (ft)	Side (ft)		square	um)		
uses						feet)			
subject to									
specific									
standards									
Business	2,400	15 ²	0 ²	15 ²	0 ²	7,000 ³	1.5	2.5	4
establish	<i></i>							stories	
ment								not to	
								exceed	
								35 feet	
Dwellings	2,400 per	Per	Per	Per	30			2.5	6
above the			business	business				stories	
	unit 5		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	

	•		1						
Group homes	4,800	15	5	15	30		1.5	2.5 stories not to exceed 35 feet	
Other Uses	through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, 21.24, and	regulations shall be determined through the site design plan review, planned developme nt, or special exception	shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	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,	regulations shall be determined through the site design plan review, planned development, 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 Chapters	ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to	ed through the site design plan review, planned develop ment, or special exception
ACCESS ORY USES									
	ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>15</u>	<u>5</u>	10	30		<u>1.0</u> ⁸	2.5 STORIE S NOT TO EXCEE D 35 FEET	
ORY DETACH ED DWELLI	ADDITION	<u>15</u>	<u>5</u> ⁷	<u>10</u>	<u>2</u>			<u>y</u>	

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

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

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

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

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

21.50.200 - Bulk Regulations Table C2 District.

Permitted	Floor	Lot Area	Lot	Yards	Yards			Height	Living
special exception	Ratio (maximu m)	/	(minimu	\ /	m) Interior	/	um) Rear		Space (minimu m gross sq. ft.)
All uses unless otherwise specified	2.0	1,500	20	1	0	2	30	3	

Dwellings above the ground floor of non -residential uses	No additional lot area requirement							Efficienc y apartmen t: 300 ⁴ One bedroom apartmen t: 450 ⁴ Two- bedroom apartmen t: 600 ⁴ Each additiona l bedroom : 150 ⁴
ACCESSO RY USES								
ACCESSO RY ATTACHE D DWELLIN G UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME NT.			<u>O</u>	2	30	2	
ACCESSO RY DETACHE D DWELLIN G UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME NT.	20	<u>r</u>	<u>O</u>	<u> </u>	<u>2</u> ⁶	<u>3, 7</u>	

- 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.

Impor u	ant. The m	otes at t						or the l	iaw as t	ne table	itseii.
Permitte	Lot	Lot	Yards	Yards	Yards	Yards	Yards	Open	Lot	Floor	Height
d uses,	Dimensio	Dimen	(minim	(minim	(minim	(minim	(minimu	Space	covera	Area	(maxi
	ns	sions		um)		um)		_	ge	Ratio	mum,
	(minimum			Interio			Bufferyar		(maxi	(maxim	stories
) Area (sq.				Side	(ft)		landsc		um)	and
and uses		Width	(10)	(ft)	(ft)	(10)	ľ	aped	inani)	uiii)	feet)
subject		(ft)		(11)	(11)			area)			iccij
	acres)	(11)						arca)			
to											
specific											
standard											
S											
Dwellin	3,600 per	50	20 ³	5 4	15 ²	30	1.				
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multi-	unit						to roads				
family							designate				
							d minor				
							arterial or				
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							arterial in				
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Dwellin 3,600	16	20 ³	15 ²	30	1.	15	2.0	
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Dwellin 3,60	00 25	25 5	15	30	1.	15	2.0	
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Busines	3 acres ¹	40 ⁵	25 ⁵	30 ⁵	30 ⁵	1.	15	33	0.6; 0.25	1. In
s uses						Adjacent	percen	percent	for	areas
							t of lot		neighbor	adjace
						designate	area			nt to
						d minor			conveni	R1 and
						arterial or			ence	R2
						major			shoppin	district
						arterial in				s: 2.5
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and							t of lot	of lot		adjace
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onal						d minor				R1 and
						arterial or				R2
						major				district
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Offices,	6,000	50	40 ⁵	25 ⁵	30 ⁵	30 ⁵	1.	15	33	0.6	1. In
nonprofi							Adjacent	percent	percent		areas
t								of lot	of lot		adjacen
ι, . 1							designated		area		t to R1
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nal,							arterial or				districts
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or civic							major				: 2.5
or civic							arterial in				stories
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							d 1 cc 1				t to all
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Educational	Bulls	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		plan	plan	plan	and/or	the site	plan	and/or	plan
	planned development	review and/or	review and/or	review and/or	review and/or	review and/or		design plan	review and/or	planned developmen	review 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 21.24			21.22, and 21.24	21.22,	I	to Chapters	21.22, and		21.22, 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, and 21.24			
•	•		•	•		•	•			•	

Religiou s instituti ons	20,000	90	40 5	25 5	30 5	30 5		percent of lot 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: four stories not to exceed
ACCESS							Adjacent to other roads: 20 foot landscape d bufferyard			48 feet.
ORY USES										
ATTAC HED DWELL ING UNIT	SQUARE FEET IN ADDITIO N TO PRINCIPA L USE REQUIRE MENT.			5	<u>15</u>	30			1.0 ⁷	
DETAC HED DWELL ING UNIT	SQUARE FEET IN ADDITIO	<u>25</u>	<u>25</u>	5 6	<u>15</u>	2				<u>o</u>

^{1.} Separate parcels created and approved within a larger office or commercial development may be a minimum of ten thousand 10,000 square feet.

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

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

- 4. Unless the building height exceeds twenty-five $\underline{25}$ 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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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 of 60 feet plus an additional two feet for every one foot of building height in excess of 24	

21.50.240 - Bulk Regulations Table P District.

Permitted	Density	Lot	Lot	Yards	Yards	Yards	Yards	Height,
uses,	(minimum	Dimensions	Dimensio	(minimum	(minimum	(minimum	(minimum	Floor
special	sq. ft. lot	(minimum)	ns	Front (ft)) Corner) Rear (ft)	
	area per	Area (sq. ft.	(minimum	0	P	Side (ft)) 10001 (10)	Ratio
	dwelling	or acres)) Width		Side (II)	Side (II)		(maximu
		or acres)	/					m) ¹
	unit)		(ft)					111)
subject to								
specific								
standards								
Clubs,		5,400	50	25 ³	10	20	30	1.8
recreationa								
l and social								
Day care		5,400	50	25	6	15	30	2.4
centers,		3,400	50	23	ľ	13	50	2.7
group				2	4	-		
Dwellings,	1		50	20 ³	5 ⁴	15	30	2.4
multifamil	bedroom:							
У	1,400 ² 2							
	or more							
	bedrooms:							
	$1,800^{2}$							
Dwellings,	3,600 ²		16	20 ³	5 ⁴	15	30	2.4
single-	3,000					13	30	2.1
family								
attached								
	2			2	- 4			
Dwellings,	3,600 ²		50	20 ³	5 ⁴	15	30	
single-								
family								
detached								
Dwellings,	3,600 ²		50 ¹⁰	20 ³	5 ⁴	15	30	
two-family								
Educationa		Bulk	Bulk	Bulk	Bulk	Bulk	Bulk	Bulk
1		regulations		regulation				
institutions		shall be	_	_	_	_	_	-
Illistitutions		determined						s shall be
				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
1	I	I.	I.	I_ '	I.	I.	I_	1

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	1	19	19	19	19	19	19	19
Governme ntal uses								
Group homes		3,600 ²	50					2.4
Health and medical institutions		10,000	70	25 ³	10 5	20	35	1.8
Offices, business and profession al, and nonprofit, educationa l, cultural, or civic			40	15 ³	10 4,6	10	30	2.4 ⁷
Planned developme nts			s shall be determine d through the planned developm ent, process, pursuant	regulation s shall be determine d through the planned developm ent, process,	regulation s shall be determine d through the planned developm ent, process, pursuant	s shall be determine d through the planned developm ent, process, pursuant	s shall be determine d through the planned developm ent, process, pursuant	s shall be determine d through the planned developm ent, process, pursuant
Religious institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
g establishm ents and funeral parlors	ents shall be determine d through the special exception and site	determined through the special exception and site plan design review process	ents shall be determine d through the special exception and site plan design review	ents shall be determine d through the special exception and site plan design review	ents shall be determine d through the special exception and site plan design review	ents shall be determine d through the special exception and site plan design review	ents shall be determine d through the special	

1		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
		μ ΄		_			_	design
		_ <u> </u>	μ.	1	μ.	ц	plan	plan
	review, or			review, or				
		processes,		-		•	•	special
	exception	pursuant to	exception	exception	exception	exception	exception	exception
	processes,		processes,	processes,	processes,	processes,	processes,	processes,
	pursuant	21.22, and	pursuant	pursuant	pursuant	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			_	<u> </u>	<u> </u>	
ATTACHE		FEET IN						
D		ADDITION						
DWELLIN		ТО						
G UNIT		PRINCIPAL						
		USE						
		REQUIREM						
		ENT.						
ACCESSO		1,800	50	20	5 <u>5</u>	<u>15</u>	<u>2</u>	
RY		SQUARE	<u> </u>	<u> </u>	ř	<u> </u>	=	
DETACH		FEET IN						
ED		ADDITION						
DWELLIN		TO						
G UNIT ¹²		PRINCIPAL						
GUNII		USE						
		REQUIREM						
		ENT.						
1		1121N I.				1		

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

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Clubs,	5,400	50	See table	See table	See table	30	0.75	1.
recreation	3,100				notes	50		Buildings
al and			110105	notes	110105			with
social								dormerless
Social								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. ³ 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.
Day care	5,400				See table	30	0.75	1.
centers,	5,400				See table notes	30	0.75	Buildings
	5,400					30	0.75	Buildings with
centers,	5,400					30		Buildings with dormerless
centers,	5,400					30		Buildings with dormerless roofs with
centers,	5,400					30		Buildings with dormerless roofs with straight
centers,	5,400					30		Buildings with dormerless roofs with
centers,	5,400					30		Buildings with dormerless roofs with straight
centers,	5,400					30		Buildings with dormerless roofs with straight rafters
centers,	5,400					30		Buildings with dormerless roofs with straight rafters pitched more than
centers,	5,400					30		Buildings with dormerless roofs with straight rafters pitched more than 20 degrees
centers,	5,400					30		Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a
centers,	5,400					30		Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum
centers,	5,400					30		Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line
centers,	5,400					30		Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet
centers,	5,400					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,	5,400					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,	5,400					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
centers,	5,400					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,	5,400					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,	5,400					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,	5,400					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:
centers,	5,400					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
centers,	5,400					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,	5,400					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

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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. Duildings
, 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. ³ 2.
									All other
									buildings:
									three
									stories not
									to exceed
									35 feet.
Dwellings		3 600	16	See table	See table	See table	30		
Dwellings single-		3,600	16			See table	30	0.75	1.
, single-		3,600				See table notes	30		1. Buildings
, single- family		3,600					30		1. Buildings with
, single-		3,600					30	0.75	1. Buildings with dormerless
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight rafters
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight rafters pitched
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight rafters pitched more than
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a
, single- family		3,600					30	0.75	1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum
, single- 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- 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- 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- 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- 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- 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- 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- 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
, single- 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:
, single- 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
, single- 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- 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

Dyrallin a	2 600	50	Caa talal	Caa +=1-1 -	See table	20	0.75	1
Dwellings	3,600					30	0.75	1. D.::14:
, single-			notes	notes	notes			Buildings
family								with
detached								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. ³ 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.
Dwellings	3,600	50 ¹	See table	See table	See table	30	0.75	1.
, two-	,,,,,				notes		0.70	Buildings
family			110105	110105	110105			with
laminy								dormerless
								roofs with
								HOOIS WILL
								straight
								straight rafters
								straight rafters pitched
								straight rafters pitched more than
								straight rafters pitched more than 20 degrees
								straight rafters pitched more than 20 degrees shall have a
								straight rafters pitched more than 20 degrees shall have a maximum
								straight rafters pitched more than 20 degrees shall have a maximum cornice line
								straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet
								straight rafters pitched more than 20 degrees shall have a maximum cornice line
								straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a
								straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height
								straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of
								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
								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.
								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
								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:
								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
								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
								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

<u> </u>	- 4		- ·	- "	- "	- ·	- ·	- ·
Education	Bulk				Bulk	Bulk	Bulk	Bulk
al	regulations		~					regulations
institution	shall be				ns shall		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,	
				pursuant	pursuant	pursuant	pursuant	
			to	to	to	to	to	
			Chapters	Chapters	Chapters	Chapters	Chapters	
			21.22,	21.22,	21.22,	21.22,	21.22,	
				and	and	and	and	
				21.24	21.24	21.24	21.24	
Governme	2	2			See table		0.75	1.
ntal uses					notes	30	0.73	1. Buildings
iliai uses			noics	noics	noics			with
								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. ³ 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.

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Group	3,600		50	See table	See table	See table	30	0.75	1.
homes						notes			Buildings
									with
									dormerless
									roofs with
									straight
									rafters
									pitched
									more than
									20 degrees
									shall have a
									maximum
									cornice line
									of 28 feet
									in height
									and a
									ridgeline of
									38 feet in
									height. ³ 2.
									All other
									buildings:
									three
									stories not
									to exceed
									35 feet.
Offices,			65	See table	See table	See table	30	0.75	1.
business				notes	notes	notes			Buildings
and									with
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al, and									roofs with
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or civic									20 degrees
									shall have a
									maximum
									cornice line
									of 28 feet
									in height
									and a
									ridgeline of
									38 feet in
									height. ³ 2.
									All other
									buildings:
									three
									stories not
									to exceed 35 feet.
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10,000	50	notes	notes See table	notes			1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three stories not to exceed 35 feet. 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
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- 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 33 percent of the corner side building façade shall be set back an additional ten 10 feet from the corner side property line, and
- b. When located on more than one lot of record, the building façade shall reflect the scale and massing of the property as would occur if the lots were developed individually.

Transitional Yard Requirements:

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

- 1. When a PM zoned parcel lies adjacent to a parcel which THAT is zoned predominantly for residential use (sixty 60 percent or more of the adjacent parcel is zoned for residential use), and
- 2. On parcels which THAT are split zoned. In this case fifty 50 percent of the transitional yard requirement may be provided within the residentially zoned portion of the parcel.

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

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

21.50.260 - Bulk Regulations Table MX District.

Permitt	Lot	Lot	Require	Minimum	Floor	Height	Location	Open	Living
ed uses,	Dimensio	Dimensio	d Yard	Feet	Area	(maximu	of front	Space	Space
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excepti	(minimu	(minimu	Setback		(maximu	8, 9		nt of	gross sq.
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uses	acres)	` ,						area) ⁷	
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ACCESS	1,800	<u>50</u>	<u>15</u>	<u>5</u>	<u>15</u>	2	12
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	USE						
	REQUIREM						
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Table Notes:

- 1. This yard is a transitional yard; planting or screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process. Notwithstanding the provisions of Section 21.60.090, no obstruction (as defined by Section 21.60.090) may be located in a required yard, other than the required planting or screening.
- 2. The yard and setback requirements do not apply to the adaptive reuse of an existing structure provided that:
- a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and
- b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.
- 3. The FAR limitations do not apply to the rehabilitation of an existing structure. As used in this subsection, "rehabilitation" is limited to the remodeling, renovation, alteration or reconstruction of an interior of the existing structure without any change in the bulk of the structure and without any remodeling, renovation, alteration or reconstruction of the structure's exterior, excepting minor cosmetic repairs and routine maintenance.
- 4. The commercial use space shall have a minimum height of twelve 12 feet and a minimum depth of twenty five 25 feet. Non-commercial uses that may be included in this façade are limited to: i) one driveway, up to thirty-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.

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

ACCESSO 2	2.0	1,800	<u>20</u>	1	0	<u>2</u>	2	<u>5</u>	
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Table Notes:

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

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

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

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

Section 21.64.010 - Purpose and application of standards.

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

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

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

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

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

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

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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, trade, vocational, music, dance, or art	BCE district: one space per employee. Other districts: one space per two employees, plus one space per five students.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four 24-hour period.

Table Notes:

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

<u>**REVISOR'S NOTE**</u>: 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:

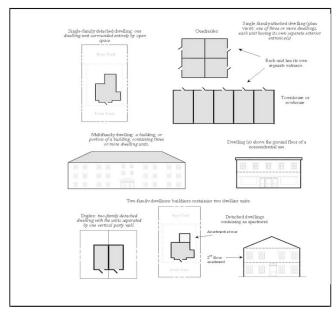
- a. A detached dwelling containing an apartment is a two-family detached dwelling.
- b. A duplex is a two-family detached dwelling with the units separated by one vertical party wall without openings extending from the basement floor to the roof along the dividing lot line.

"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:

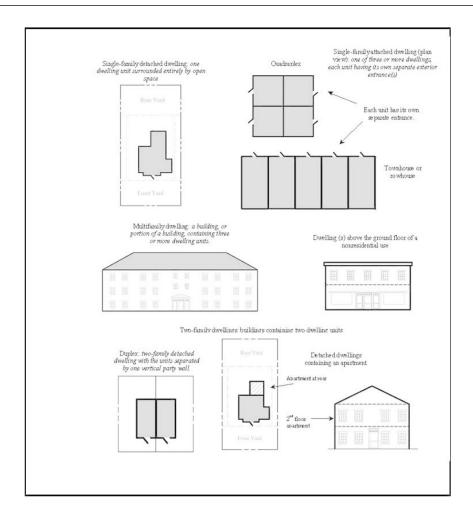
UPPERCASE indicates matter added to existing law. Strikethrough indicates matter stricken from existing law.

<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.