

Legislation Text

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

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

CITY COUNCIL OF THE City of Annapolis

Ordinance 39-19

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

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

AN ORDINANCE concerning

Accessory Dwelling Units

- **FOR** the purpose of allowing accessory dwelling units in all zoning districts that allow single-family detached dwellings; establishing use requirements for accessory dwelling units; adding certain definitions; making stylistic changes; and generally related to accessory dwelling units.
- **BY** repealing and re-enacting with amendments the following portions of the Code of the City of Annapolis, 2019 Edition

21.38.020 21.48.010 21.48.020 21.48.030 21.50.010 21.50.020 21.50.030 21.50.040 21.50.050 21.50.060 21.50.060 21.50.070 21.50.080 21.50.090

21.50.100
21.50.110
21.50.120
21.50.130
21.50.140
21.50.200
21.50.220
21.50.240
21.50.250
21.50.260
21.50.270
21.66.130
21.72.010

- **BY** repealing the following portion of the Code of the City of Annapolis, 2019 Edition 21.64.010
- **BY** adding the following portions to the Code of the City of Annapolis, 2019 Edition 21.64.005 21.64.010

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

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

Section 21.38.020 - Uses.

- A. Types of Uses. The following uses of land as listed in this division, are permitted in the districts indicated under the conditions specified:
 - 1. Permitted uses,
 - 2. Special exception uses,
 - 3. Uses subject to standards, and
 - 4. Accessory uses.
- B. Use of Land. No building or tract of land shall be devoted to any use other than those listed in Subsection A of this section with the exception of the following:
 - 1. Uses lawfully established on the date of adoption of this Zoning Code, and
 - 2. Uses already lawfully established on or before the date of adoption of this Zoning Code and rendered nonconforming by it. These uses are subject to Chapter 21.68.
- C. Utility Lines and Fixtures Exempted. The following uses are exempted from the provisions of this division and are permitted in any district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distributing equipment for telephone or other communication systems, electric power, gas, water and sewer lines.

Antennas and telecommunication facilities are not exempted. See regulations in Division V.

D. Use of Accessory Buildings for Living Purposes. No accessory building or structure constructed on any lot prior to the time of construction of the principal building to which it is accessory shall be used for living

purposes. IN ANY DISTRICT, AN EXISTING ACCESSORY STRUCTURE MAY BE CONVERTED TO AN ACCESSORY DWELLING UNIT, NOTWITHSTANDING THE REQUIREMENTS OF CHAPTER 21.50, BULK REGULATIONS, PROVIDED THE REQUIREMENTS OF SECTION 21.64.010 RELATED TO STANDARDS FOR USES SUBJECT TO STANDARDS AND SECTION 21.66.130, TABLE OF OFF-STREET PARKING REQUIREMENTS, ARE MET.

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

Chapter 21.48 - USE TABLES Section 21.48.010 - Table of Uses-Residential Zoning Districts.

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

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

	t R1A			Distric t R2			t R3- NC	t R3- NC2	t R3-R		t R4-R	t C1	t C1A
ACCESSOR Y ATTACHED DWELLING UNIT	STD	A- STD	A- STD	A- STD	A- STD			A- STD					A- STD
Accessory buildings and uses, including signs	А	A	A-Std	А	А	А	А	A	А	A	А	А	A
ACCESSOR Y DETACHED DWELLING	STD	A- STD	A- STD	A- STD	A- STD			A- STD					A- STD
UNIT													
UNIT	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
UNIT Antennas and amateur	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std			A-Std P-Std	A-Std	A-Std

	_	_	-	_	_	-	_	_	_	_	-	_	
Bed and					S-Std								
breakfast													
home in a													
structure													
constructed													
or erected													
after													
December													
14, 1998 on													
a vacant lot													
of record													
Cemeteries	Р	Р	Р	Р	Р								
Colleges,	S	S	S	S	S	S	S	S	S	S	S	Р	
private	Ĕ	Š –	S	Г Г	S	S	S	Г Г	S S	5	S	1	
-													
Day care,	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std		
family													
Day care			A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std		
centers,													
group, in													
conjunction													
with public													
school													
facilities													
Day care	S	S	S	S	S	S	S	S	S	S	S	S	
centers,													
group,													
including													
day care													
centers													
accessory to													
a principal													
religious													
institution													
Driveways,	S	S	S	S	S	S	S	S	S	S	S		
walkways,													
parking or													
access for													
uses located													
in an													
adjacent													
nonresidenti													
al district													
Dwellings,						S	S	S	S	S	S	S-Std	
multi-family						I ⁻	Ē	Ē	Ē	- 	Ē		
-													
Dwellings,							P-Std						
multi-family													
containing													
six or fewer													
dwelling													
units													
Dwellings,						S	S	S	S	S	S	S-Std	
						3	5	5	5	5	3	3-310	
single-family													
attached	I	I	I	I	I	I	I	I	I	I	I		

Dwellings, single-family detached	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р
Dwellings, two-family				1		Р	Р	Р	Р	Р	Р	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.

Uses					District					
	B1	B2	В3	B3-CD	BCE	BR	C2	C2A	PM2	I1
ACCESSORY ATTACHED DWELLING UNIT	A-STD						A-STD		A-STD	
Accessory buildings and uses, including signs	А	A	A	A	А	A	A	A	А	A
ACCESSORY DETACHED DWELLING UNIT	A-STD						A-STD		A-STD	
Adult book stores			S-Std	S-Std	S-Std					
Amusement establishments, indoor			Р	Р	Р					
Animal hospitals, including veterinarian offices			S	S	Р					
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	Р	Р	Р	Р	Р	Р	Р	Р	P ¹	

								-		
Appliance		Р	Р	Р	Р	Р	Р	Р	P ¹	
stores including										
electrical and										
household										
appliances, and										
radio and										
television sales										
and repair										
	Р	Р	Р	Р	Р	Р	Р	Р	p 1,2	
stores	T	1	1	1	1	1	1	1	1	
Arts or cultural					Р					
centers										
Arts and crafts	Р	Р	Р	Р	Р					
studios	I	I	1	1	1					
Auction rooms			Р	Р	Р					
Bake shops	P-Std ¹									
Bakeries										Р
Banks and	S-Std	Р	Р	Р	Р	Р	Р	Р	P ^{1,2}	
financial										
institutions										
Bars and		S	S	S	S		S			
taverns		3	5	5	5		5			
Bicycle sales,	Р	Р	Р	Р	Р	Р	Р	Р		
rental and	-	-	-	-	-	-	-	-		
repair stores										
Boat			Р	Р	Р					
			Р	Р	Р					
showrooms										
Building			S	S	Р					Р
materials sales										
and storage										
Cab stands					S					
including										
dispatch offices										
and related										
parking										
facilities										
	Р	Р	Р	D	D	Р	D C+J			
Candy stores,	r	r	r	Р	Р	r	P-Std			
where only										
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		Р	Р	Р	Р	Р	Р	Р	P ¹	
stores, retail		ľ.	1	1	1	ľ.	1	ľ.	1	
sales only										
Pares only	I	I	I	I	I	I	I	I	I	I

L										
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										
premises										
Clubs, lodges		Р	Р	Р	Р	Р	Р	Р		
and meeting										
halls, with no										
on-premises										
food or										
beverage										
preparation										
facilities										
Clubs, lodges		S-Std	S-Std	S-Std		P-Std				
and meeting		~ ~	~ ~~~	~ ~~~						
halls, with on-										
premises food										
or beverage										
preparation										
facilities										
Coffee shops	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	
Contractors',			S	S						Р
architects' and			~	~						-
engineers'										
offices, shops										
and yards										
Convenience	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std			P-Std ¹	
stores	S-Std	S-Std	S-Std	S-Std	S-Std	1 514			1 514	
	5-51 u	5-51 u	5-5tu	5-5tu					D G 1	
Day care					Р				P-Std	
centers, group										
Day care		S-Std								
centers, group,										
in conjunction										
with a principal										
religious										
institution										
Delicatessen	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std	S-Std		P-Std	
Department		Р	Р	Р	Р		Р			
stores		1	-	-	-		1			
	P-Std ³	P-Std	P-Std	P-Std	P-Std	P-Std	4	4	P-Std	P-Std
facilities and			$S-Std^{3}$							$S-Std^{3}$
walkups		5-5iu	5-514	5-514	5-510	5-514				5-514
associated with										
permitted or										
special										
exception uses										
-	Р	D	Р	D	D		D	D		
Dry cleaning	٢	Р	r	Р	Р		Р	Р		
and laundry										
drop off and										
pick up stations	I	I	I	I	I	I	I	I	I	I

		<u> </u>	I	I			I	L		<u> </u>
Dry cleaning and laundry establishments		Р	Р	Р	Р				P ^{1,2}	Р
Dwellings, multi-family					P-Std	Р	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		
Dwellings for watchmen and their families, located on the premises where they are employed in that capacity			Р	Р						Р

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 <u>33</u> 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	А	A ²	А	А

ACCESSORY DETACHED	A-STD	A-STD	A-STD	A-STD
DWELLING UNIT	. ~ .		. ~ .	
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Antique stores		Р	P-Std	
Appliance stores including electrical and household appliances, and radio and television sales and repair		Р		
Arts and crafts studios		Р	P-Std	
Arts and crafts stores		Р	P-Std	
Bank and financial institutions		Р		
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		
Candy stores including candy making		P-Std		
Carpet and rug stores, retail sales only		Р		
Catering establishments		P-Std		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	S	Р	S	S
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities		P-Std		
Coffee shops		P-Std		
Conference facilities		S		
Convenience stores		P-Std		
Day care centers, groups	S		S	S
Delicatessens		P-Std	P-Std	
Department stores		Р		
Drive-through facilities associated with permitted or special exception uses			S-Std 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	Р	

Dwellings, single-family detached	Р	Р	Р	Р
Dwellings, two-family	Р	Р	Р	Р
Dwellings above the ground floor of nonresidential uses		Р		

Footnotes:

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

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

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

1. Buildings in excess of forty-six 46 feet, but less than fifty-five 55 feet in height are subject to the following:

a. Either twenty-five <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 a minimum depth of twenty-five <u>25</u> 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 <u>46</u> feet, but less than sixty-five <u>65</u> 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 <u>40,000</u> 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.

						<u>+</u>				
Permitted	Lot						Height,			Open
uses,	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
special	(minimum)	ons	m)	m)	m)	m) Rear	e, Floor	e, Floor	e, Floor	(minimu
exception	Area (sq. ft.	(minimu	Front (ft)	Interior	Corner	(ft)	Area	Area	Area	m,
uses, and	or acres) ⁴	m)	5	Side (ft)	Side (ft)		Ratio	Ratio	Ratio	percent)
uses		Width		0	0		(maximu	(maximu	(maximu	
subject to		(ft)					m)	m)	m)	
specific							Height	Maximu	Floor	
standards							(stories	m Lot	Area	
							and	Coverag	Ratio	
							feet) ⁸	e		
								(percent)		
Accessory										
Uses										

-	_	-	-	-	-	-	-		
ATTACHE D DWELLI	SQUARE	<u>60</u>	<u>25</u>	<u>8</u>	<u>20</u>		2.5 STORIE S NOT TO EXCEE D 35 FEET	30	
DETACH ED DWELLI	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>60</u>	<u>30</u>	<u>8</u> ³	<u>20</u>	<u>5</u>	<u>9</u>		
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table				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 lines	nearest residenti al property line, 25 feet from all other property lines	m of 150 feet from the nearest residenti al property line, 25 feet from all other property lines	m of 150 feet from the nearest residenti al property line, 25 feet from all other property lines			
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	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			

Mooring		No	No	No	No		
slip	1	requirem	requirem	requirem	requirem		
			ent	ent	ent		

Notes

1. Plus one foot for each three feet by which the building width exceeds forty $\underline{40}$ 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.

Permitted	1								1
uses,									
special									
special									
exception									
uses, and									
uses									
subject to									
specific									
standards									
Lot									
Dimension									
s									
(Minimum									
) Area (sq.									
ft. or									
acres) <u>4</u> , 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,									
									1
(percent)									
Height,									
Coverage,									1
Floor Area									
Ratio									1
(maximum									1
) Floor									
1		1	1	•	1	1	1	1	

	1 1
Ratio Open	
Space	
(minimum,	
(percent)	
Accessory Uses	
ACCESSO 1,800 <u>100</u> <u>40</u> <u>12</u> <u>25</u> <u>40</u> 2.5 <u>30</u>	
RY SQUARE STORIE	
ATTACHEFEET IN S NOT	
D ADDITION TO	
DWELLI TO EXCEE	
NG UNIT PRINCIPAL D 35	
USE FEET	
REQUIREM	
ENT.	
ACCESSO 1,800 100 45 12^{3} 25 5 2	
RY SQUARE	
DETACH FEET IN	
ED ADDITION DWELLI TO	
DWELLI TO 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	
s and other m of 150 m of 150 m of 150 m of 150	
structures feet from feet from feet from	
on the the the the grounds of nearest nearest nearest	
grounds of nearest nearest nearest nearest private residenti residenti residenti residenti	
clubs, golf al al al al	
courses, property property property property	
polo and line, 25 line, 25 line, 25 line, 25	
tennis feet from feet from feet from	
clubs all other all other all other all other	
property property property property	
lines lines lines	

·	 				 	
Mausoleu	Minimu	Minimu	Minimu	Minimu		
ms,	m of 150	m of 150	m of 150	m of 150		
crematorie	feet from	feet from	feet from	feet from		
s and	the	the	the	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		

Table Notes:

1. Plus one foot for each three feet by which the building width exceeds forty $\underline{40}$ feet.

2. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

3. Unless the entire structure is located on the rear twenty-five 25 percent of the lot, in which case only five feet is required. See illustration at Section 21.60.100.

4. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

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

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

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

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

Section 21.50.030 - Bulk Regulations Table R1-B District.

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

ACCESSO		<u>80¹</u>	<u>30</u>	10	<u>15</u>	<u>40</u>	2.5	<u>30</u>	
RY	SQUARE						STORIE		
ATTACHE							S NOT		
D	ADDITION						ТО		
	ТО						EXCEE		
	PRINCIPAL						D 35		
NG UNIT									
	USE						FEET		
	REQUIREM								
	ENT.								
ACCESSO	1 800	80^{1}	30	10 <u>4</u>	15	10	7	30	
	SQUARE	00	50	10	<u>10</u>	10		<u>50</u>	
	FEET IN								
ED	ADDITION								
	ТО								
NG UNIT	PRINCIPAL								
	USE								
	REQUIREM								
	ENT.								
			20	10 4	15	10	7		
Buildings			30	10 .	15	10			
accessory									
to single-									
family									
dwellings,									
other than									
as									
specified									
elsewhere									
in this									
table									
Clubhouse			Minimu	Minimu	Minimu	Minimu			
s and other			m of 150	m of 150	m of 150	m of 150			
structures				feet from					
on the						the			
grounds of						nearest			
private				residenti					
clubs, golf			al		al	al			
courses,				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					
s and						the			
columbari						nearest			
ums in			residenti	residenti	residenti	residenti			
cemeteries			al	al	al	al			
			property						
						line, 25			
				feet from					
						all			
1			others.	others.	others.	others.			

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

Table Notes:

1. In addition, for waterfront lots, forty <u>40</u> 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			Yards				Height,			Open
uses,	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
special	· /			/	m)	m) Rear	e, Floor	e, Floor	e, Floor	(minimu
		(minimu	Front (ft)							m,
uses, and	or acres) ¹	m)	0	Side (ft)	Site (ft) ⁷		Ratio	Ratio	Ratio	percent)
uses		Width,		,			`	(maximu	`	
subject to		(ft)					/	m) Lot	/	
specific							Height,	Coverag	Floor	
standards							 	,	Area	
								(percent)	Ratio	
							feet) ⁸			
Accessory										
Uses										
ACCESSO	1,800	50	<u>25</u>	<u>6</u>	15	30	2.5			
RY	SQUARE						STORIE			
ATTACHE	FEET IN						S NOT			
D	ADDITION						TO			
DWELLIN	ТО						EXCEE			
G UNIT	PRINCIPAL						D 35			
	USE						FEET			
	REQUIREM									
	ENT.									

·			1				9	 	
ACCESSO		<u>50</u>	<u>30</u>	<u>6</u> ⁴	<u>15</u>	<u>2</u>	~		
	SQUARE								
DETACH									
ED	ADDITION								
DWELLIN	TO								
G UNIT	PRINCIPAL								
	USE								
	REQUIREM								
	ENT.								
Buildings			30	6 ⁴	15	2	9		
			50	0	15	2			
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						from the			
grounds of						nearest			
private				residenti					
clubs, golf						al			
courses,				property					
polo and						line, 25			
tennis				feet from					
clubs						from all			
ciuos						others.			
Mausoleu				Minimu		Minimu			
ms,				m of 150					
crematorie				feet from	feet from	150 feet			
s and			the	the	the	from the			
columbariu						nearest			
ms in			residenti	residenti	residenti	residenti			
cemeteries			al	al	al	al			
			property	property	property	property			
					line, 25				
				feet from					
						from all			
						others.			
Mooring					No				
slip				requirem					
sub			-		ent				
			cm	em	om				

Table Notes:

1. Where IF the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

4. Unless the entire structure is located on the rear twenty-five <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.

	it. The notes					1				
Permitted uses, special exception uses, and uses subject to specific standards	Dimensions (minimum) Area, (sq. ft.	ons	Yards (minimu m) Front (ft)	m) Interior	Yards (minimu m) Corner Side (ft)	(minimu m) Rear (ft)	Coverag e, Floor Area Ratio (maximu m) Height,	Coverag e, Floor Area Ratio (maximu m) Lot Coverag e,	e, Floor Area Ratio (maximu m) Floor Area	
Accessory Uses										
NG UNIT	SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	50	25	6	15		2.5 STORIE S UP TO 26 FEET OR AVERA GE ON BLOCK FACE NOT TO EXCEE D 35 FEET			
ED DWELLI	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>50</u>	<u>30</u>	<u>6</u> <u>4</u>	<u>15</u>	2				

Buildings accessory to single-family dwellings, other than specified elsewhere in this table 30 6 ⁴ 15 2 " " I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I <t< th=""><th></th><th>-</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>		-									
to single- family dwellings, other than specified elsewhere in this table Clubhouse s and other structures on the grounds of private clubs, golf causes, private clubs, golf courses, private clubs, golf courses, property polo and tennis clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs clubs club	Buildings			30	6 ⁴	15	2	10			
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Mooring No				all	all	all	all				
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slip requirement requirem requirem requirem requirem requirem requirem requirem requirem requirem	Mooring	No	No	No	No	No	No	No	No	No	No
		requirement	requirem	requirem	requirem	requirem	requirem	requirem	requirem	requirem	requirem
			-	-	-	-	-	-	-	-	*

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent. Garages are typically located at the rear of the property and, if attached, garages facing a public street shall MAY not occupy more than one-third of the front façade and shall be setback from the front façade by five feet or more. 2. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

3. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

4. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

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

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

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must SHALL maintain either the front yard of the previously demolished structure or the front yard as required under subsection (i) of this note.

7. i. All lots: each side yard shall meet the minimum requirementS set forth in the table.

ii. Lots fifty 50 feet or greater in width: the total of both side yards shall equal to or greater than twenty-five 25 percent of the lot

width.

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

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

(A) A building height of twenty-six 26 feet; or

(B) The average height of all structures on the block face measured to the highest point of the roof, except that the D-director 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 facades 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.

Important. The notes at the end of the table are as much a part of the law as the table itself . Permitted Density Lot Lot Yards Yards Yards Height, Height, Height, Open												
Permitted	Density	Lot	Lot	Yards	Yards	Yards	Yards	Height,	Height,	Height,	Open	
uses,	(maxim	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Covera	Covera	Covera	Space	
1		· /		,	/	/			ge,	ge,	(minim	
		Area (sq. ft.			Interior		Rear (ft)	Floor	Floor	Floor	um,	
uses, and				(ft) ⁹	Side (ft)	Side (ft)			Area	Area	percent	
	minimu		Width							Ratio)	
subject to			(ft)					· ·	(maxim	·		
	ft. of lot								/	um)		
standards								Height,		Floor		
	dwellin							(stories		Area		
	g unit)									Ratio		
								feet) 11	(percent			
)			
Accessory												
Uses												
ACCESS		1,800	<u>50</u>	<u>25</u>	<u>5</u>	<u>15</u>	30	2.5		<u>1.0 8</u>		
ORY		SQUARE						STORI				
ATTACH		FEET IN						ES				
ED		ADDITION						NOT				
DWELLI		ТО						ТО				
NG UNIT		PRINCIPAL						EXCEE				
		USE						D 35				
		REQUIRE						FEET				
		MENT.										

Section 21.50.060 - Bulk Regulations Table R3 District.

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ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	20	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 <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet	fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet from all	m of one hundred fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet	Minimu m of one hundred fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet from all others.			
Mooring slip		No require ment	No require ment	No require ment	No require ment			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> 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 $\underline{25}$ five 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 $\underline{15}$ 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 <u>16</u> 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 <u>3,600</u> 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			Lot			Yards			Height,		
uses,	(maxim	Dimensions	Dimensi	(minimu	(minimu	(minimu	(minimu	Coverag	Coverag	Coverag	Space
11		· /				/			e, Floor	e, Floor	(minim
exception	express	Area (sq. ft.	(minim		Interior		Rear (ft)	Area	Area	Area	um,
uses, and	ed as	or acres) ¹		(ft) ⁹	Side (ft)	Side (ft)		Ratio	Ratio	Ratio	percent
	minimu		Width		10	10		(maxim	(maxim	(maxim)
subject to			(ft)					/	/	um)	
1	ft. of							Height,		Floor	
standards	lot								Coverag	Area	
	area								· ·	Ratio	
	per							feet) ¹¹	(percent		
	dwellin)		
	g unit)										
Accessory											
Uses											
ACCESS		1,800	50	25	5	15	30	2.5		<u>1.0 ⁸</u>	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						TO			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									
											-

ACCESS ORY DETACH ED DWELLI NG UNIT	l,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>50</u>		57	15	2	<u>12</u> 12		
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table			20	57	15	2			
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	m of 150 feet from the nearest residenti al property line, 25 feet			
Mooring slip			require	require		No require ment			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

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

5. Buildings fifty 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than twenty-five 25 percent of the building width or thirty30 percent of the building height, whichever is greater.

6. Plus one foot for each two feet by which the building height exceeds fifteen 15 feet.

7. Unless the entire structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

8. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the floor area ratio may be increased by twenty 20 percent.

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

21.38.

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

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

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

12. i. Within five feet of any property line except rear property lines adjacent to an alley: EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, maximum cornice height of eight feet and maximum ridge height of sixteen <u>16</u> feet. HOWEVER, **T** The cornice height may be increased to ten <u>10</u> feet and the ridge height to twenty <u>20</u> 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			Lot						Height,		Open
uses,	-	Dimensions		`	`	`	`			Coverage	-
		(minimum)						ge,	ge,	-	(minim
exception		Area (sq. ft.			Interior			Floor	Floor	Area	um,
		or acres) ¹		(ft) ⁹	Side (ft)	Side (ft)	(ft)	Area	Area	Ratio	percent
uses	ed as		Width					Ratio	Ratio	(maximu)
subject to	minimu		(ft)					(maxim	(maxim	m) Floor	
specific	m sq.							um)	um)	Area	
standards	ft. of lot							Height,	Lot	Ratio	
	area per							(stories	Covera		
	dwellin							and	ge,		
	g unit)							feet) ¹¹	(percent		
	<i>c</i> ,))		
Accessor											
y Uses											
ACCESS		1,800	50	25	<u>5 10</u>	<u>15</u>	<u>30</u>	2.5		1.0 <u>8</u>	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						то			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									
1		TATELY I .							l	l	l

ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>50</u>	20	<u>5</u> ⁷	<u>15</u>	2	12	0.25 OF THE PRINCIP AL STRUCT URE	
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			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred <u>5,400</u> 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 $\underline{40}$ 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.

Permitted		Lot					1		Height,		
		Dimensions								-	Space
1		· /		/	m)	m)	m)	ge,	ge,	ge,	(minim
		Area (sq. ft.				Corner		Floor	Floor	Floor	um,
uses, and		or acres) ¹		(ft) ⁹	Side (ft)	Side (ft)			Area		percent
	minimu		Width							Ratio)
subject to			(ft)					`	(maxim	·	
	ft. of lot							,		um)	
standards								Height,		Floor	
	dwellin							(stories		Area	
	g unit)								0,	Ratio	
								feet) ¹¹	(percent		
)		
Accessory											
Uses											
ACCESS		1,800	<u>50</u>	<u>25</u>	<u>5</u>	2	<u>30</u>	2.5		<u>1.0 ⁸</u>	
ORY		SQUARE						STORI			
ATTACH		FEET IN						ES			
ED		ADDITION						NOT			
DWELLI		ТО						TO			
NG UNIT		PRINCIPAL						EXCEE			
		USE						D 35			
		REQUIRE						FEET			
		MENT.									

			-		-		 	
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>50 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 others.	150 feet from the nearest iresidenti al property line, 25 feet from all others.	m of 150 feet from the nearest residenti al property line, 25 feet from all others.	m of 150 feet from the nearest residenti al property line, 25 feet from all others.			
Mooring slip		No require ment	require		No require ment			

Table Notes:

1. Where IF the front, side, or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is five thousand four hundred 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is ten.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

4. The building height exceeds twenty-five 25 feet, in which case the interior side yards shall equal one-fifth the building height.

Buildings 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 <u>10</u> 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 <u>16</u> feet. HOWEVER, \mp The cornice height may be increased to ten <u>10</u> feet and the ridge height to twenty <u>20</u> feet upon findings by the Planning and Zoning Director that (a) physical constraints exist or that the allowance is necessary in order to achieve A compatible design, and (b) the purpose of this Zoning Code will not be jeopardized.

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

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

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

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

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

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

Section 21.50.100 - Bulk Regulations Table R4 District.

Permitted	ĺ	1					1
uses,							
special							
exception							
uses, and							
uses							
subject to							
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							
$(1)^{1}$ acres) ¹							
Lot							
Dimensio							
ns							
(minimu							
m) Width							
(ft) Yards							
(minimu							
m) Front							
(ft) Yards							
(minimu							
m)							
Interior							
Side (ft)							
¹² Yards							
(minimu							
(iiiiiiiiiu							
m) Corner							
Corner							
Side (ft)							
¹² Yards							
(minimu							
m) Rear							
(ft)							
Height,							
Coverage,							
Floor							
Area							
Ratio							
(maximu							
m)							
Height,							
(stories							
and faat)	1	1			1		I

and reet) Height, 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-	4,800	40	15	5	15	30	2.5 stories	1.0 9	
, single- family detached							not to exceed		
Accessory Uses							35 feet		
ACCESS ORY ATTACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAJ USE REQUIRE MENT.		<u>15</u>	5	<u>15</u>	<u>30</u>	2.5 STORI ES NOT TO EXCEE D 35 FEET	<u>1.0</u> ⁹	
ACCESS ORY DETACH ED DWELLI NG UNIT	1,800 SQUARE FEET IN ADDITION TO PRINCIPAJ USE REQUIRE MENT.		15	<u>5</u> ⁸	10	2	13		

Buildings accessory to single- family dwellings, other than as specified elsewhere in this table		15	5 8	10	2	<u>13</u>		
Clubhous es and other structures on the grounds of private clubs, golf courses, polo and tennis clubs		m of one hund fifty <u>150</u> from nearc resid al prop line, twen five feet	red hundred fifty feet <u>150</u> fee the from th ext nearest enti residen al erty propert line, ty- twenty- <u>five 25</u> feet all from al	m of one hundred fifty t 150 feet e from the nearest iresidenti al y property line, twenty- five 25 feet	m of one hundred fifty <u>150</u> feet from the nearest residenti al property line, twenty- five <u>25</u> feet			
Mooring slip		No requi ment	-	No require ment	No require ment			

Table Notes:

1. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is four thousand eight hundred <u>4,800</u> square feet. If seventy five <u>75</u> 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 <u>1,000</u> 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 <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 $\underline{15}$ 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.

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

Permitted uses, special exception uses, and uses subject to	Density, (maxim um, express ed as minimu m sq.	Dimensions (minimum) Area (sq. ft. or acres) ¹	Lot Dimensi ons	Yards (minimu m)	Yards (minimu m) Interior	Yards (minimu m)	Yards (minim um) Rear	Height, Coverag e, Floor Area Ratio (maxim um)	Height, Coverag e, Floor Area Ratio (maxim um)	Height, Coverag e, Floor Area Ratio (maxim um)	Open Space (minim um, percent
1 1	ft. of lot area per dwellin g unit)							and	Lot Coverag e, (percent)	Floor Area Ratio	
Uses ACCESS ORY ATTACH ED DWELLI NG UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	40	<u>15</u>	5	<u>14</u>	30	2.5 STORI ES NOT TO EXCEE D 35 FEET		<u>1.0</u> ⁹	
ACCESS ORY DETACH ED DWELLI NG UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIRE MENT.	40	<u>15</u>	58	10	2	17			
Buildings accessory to single- family dwellings, other than as specified elsewhere in this table				15	5 8	10	2	17			

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

Table Notes:

1. Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which THAT is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred 200 feet, the required area may be reduced by twenty 20 percent.

2. The minimum total zoning lot area is four thousand eight hundred <u>4,800</u> square feet. If seventy-five <u>75</u> percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be <u>one thousand1,000</u> 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 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten 10 percent of the building width or twenty $\underline{20}$ 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 <u>10</u> 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 <u>10</u> feet and the ridge height to twenty <u>20</u> 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 <u>16</u> feet and a ridge height of compatible design.

					Yards	Yards	Yards	Yards	Height,
· · ·				Dimension			(minimu	× .	maximu
			(minimum)		m) Front	/	m)		m (feet)
exception	(maximu	expressed	Area (sq. ft. or		(ft)	Interior	Corner	(ft)	
uses, and	m)		,) 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	25	<u>i</u>	2	<u>3</u>	30	4
RY			SQUARE						
ATTACHE			FEET IN						
D			ADDITION						
DWELLIN			ТО						
G UNIT			PRINCIPAL						
			USE						
			REQUIREME						
			NT.						
ACCESSO	2.0		1,800	PER THE	1	<u>5 5</u>	<u>3</u>	2	4
RY			SQUARE	PRINCIP					
DETACHE			FEET IN	AL USE					
D			ADDITION						
DWELLIN			ТО						
G UNIT			PRINCIPAL						
			USE						
			REQUIREME						
			NT.						

Section 21.50.120 - Bulk Regulations Table C1 District.

Accessory buildings and structures	2.0	Per the principal use	Per the principal use	1	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.

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

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

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

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

2. Side yards are not required, but where WHEN a side yard is provided it shall be not less than five feet.

3. Corner side yards are not required, except in the case where WHEN there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter

21.38.4. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

5. Unless the entire accessory structure is located on the rear twenty-five <u>25</u> percent of the lot, in which case only two feet is required. See illustration at Section 21.60.100.

6. In the case of existing buildings, lot size and width requirements shall be determined through the special exception process, pursuant to Chapter 21.26.

21.50.140 - Bulk Regulations Table B1 District.

Permitted	Lot Area	Yards	Yards	Yards	Yards	Floor	Floor	Height	Locatio
uses,	(minimum,	(minimu	(minimu	(minimu	(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								stories	
ment								not to	
								exceed	
								35 feet	ć
Dwellings	2,400 per	Per	Per	Per	30			2.5	0
above the		business	business	business				stories	
0	unit ⁵	establish	establish	establish				not to	
floor of		ments	ments	ments				exceed	
non								35 feet	
residential									
uses									
Dwellings	4,800	15	5	10	30		1.5	2.5	
, single-								stories	
family								not to	
detached								exceed	
								35 feet	

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

	4.000	1.7	i	1.7	20		1.7		I
Group homes	4,800	15	5	15	30		1.5	2.5 stories not to exceed 35 feet	
Other Uses	regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.	regulations shall be determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22, 21.24, and	determined through the site design plan review, planned developme nt, or special exception processes, pursuant to Chapters 21.22,	shall be determined through the site design plan review, planned developme nt, or special exception processes,	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, and	regulatio 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, and	ns shall be determin ed through the site design plan review, planned develop ment, or special exception processes , pursuant to Chapters 21.22, 21.24, and	regulatio 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, and	ns shall be
ACCESS ORY USES									
DWELLI NG UNIT	ADDITION TO PRINCIPAL USE REQUIRE MENT.	<u>15</u>	<u>5</u>	<u>10</u>	<u>30</u>			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>	2			2	

Table Notes:

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

21.38.

2. In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

3. Per business establishment, exclusive of floor area devoted to off-street parking and loading facilities.

4. Business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.

5. In addition to the area for the business establishment.

6. Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

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

8. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT. 9. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

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

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

21.50.200 - Bulk Regulations Table C2 District.

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

Permitted	Floor	Lot Area	Lot	Yards	Yards	Yards	Yards	Height	Living
uses,	Area	(minimum, sq.	width	(minimu	(minimu	(minimu	(minim		Space
special	Ratio	ft.)	(minimu	m) Front	m)	m)	um)		(minimu
exception	(maximu		m, feet)	(ft)	Interior	Corner	Rear		m gross
uses, and	m)				Side (ft)	Side (ft)	(ft)		sq. ft.)
uses subject									
to specific									
standards									

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 1 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>20</u>	1	<u>0</u>	2	<u>30</u>	3	
ACCESSO RY DETACHE D DWELLIN G UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREME NT.	<u>20</u>	1	<u>0</u>	<u>~</u>	<u>2</u> ⁶	<u>3, 7</u>	

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

2. Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Section Chapter 21.38.

3. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

4. The minimum space requirements may not be reduced by a variance from the Board of Appeals.

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

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

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

21.50.220 - Bulk Regulations Table PM2 District.

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

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Table Notes:

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

an adjacent residential district an adjacent residential district and shall not be used for structures, utilities, storm and sanitary sewers, water lines, storm water 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. Rear yard coincides with a lot line in a residential district. 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 attricts, Chapter 21.48. I Buildings shall have a maditional two feet for every one foot of building height in excess of 24 Zoning Districts, Chapter 21.48. A constructures and shall water a maditional two feet for every one foot of building height in excess of 24 Zoning Districts, Chapter 21.48. A constructures at management, and sing and public works for access roads, parking or every one foot of building height in excess of 24 foot buffer form adjacent	C	20	1 T
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.301. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, storm water 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 of 60 feet plus an aditional two feet for every one foot of building height in excess of 24 foot buffer foor distribution buffer to fuse for every one foot of building height in excess of 24 foot buffer foor adjust		20	1. Transitional yards shall serve as a buffer
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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.301. 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 60 feet plus an R2. These uses are identified on the Table of Uses for the Table of Uses for the Table of Uses for commercial and Industrial Zoning Districts, Chapter 21.48.1. Buildings shall have a minimum 24- foot buffer from adjacent			
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Zoning Districts, Chapter 21.48. feet. 2. Parking areas shall have a minimum 24- foot buffer from adjacent	the Table of Uses for	every one foot of building	
shall have a minimum 24- foot buffer from adjacent			
foot buffer from adjacent	Zoning Districts, Chapter 21.48.		
5		shall have a minimum 24-	
residential properties.		foot buffer from adjacent	
		residential properties.	

21.50.240 - Bulk Regulations Table P District.

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

			•					
Permitted	Density	Lot	Lot	Yards	Yards	Yards		Height,
uses,		Dimensions	Dimensio	(minimum		(minimum	(minimum	Floor
special	sq. ft. lot	(minimum)	ns) Front (ft)) Interior) Corner) Rear (ft)	Area
exception	area per	Area (sq. ft.	(minimum	8	Side (ft)	Side (ft)		Ratio
uses, and	dwelling	or acres)) Width					(maximu
uses	unit)	, ,	(ft)					$(m)^{1}$
subject to	,							,
specific								
standards								
Clubs,		5,400	50	25 ³	10	20	30	1.8
recreationa		5,400	50	23	10	20	50	1.0
l and social								
Day care		5,400	50	25	6	15	30	2.4
centers,								
group								
Dwellings,	1		50	20 ³	5 4	15	30	2.4
multifamil								
v	1,400 ² 2							
5	or more							
	bedrooms:							
	$1,800^{2}$							
D 11	,		17	20 ³	5 ⁴	15	20	2.4
Dwellings,	3,600 -		16	20 5	2 '	15	30	2.4
single-								
family								
attached								
Dwellings,	3,600 ²		50	20 ³	54	15	30	
single-								
family								
detached								
Dwellings,	3 600 ²		50 ¹⁰	20 ³	5 ⁴	15	30	
two-family	5,000		50	20	5	1.5	50	
·		D 11	D 11	D 11	D 11	D 11	D 11	D 11
Educationa		Bulk			Bulk	Bulk		Bulk
1		regulations	U U	regulation	U U	U U	U	Ŭ Ū
institutions		shall be		s shall be				
		determined		determine				
		through the	U U	d through	<u> </u>	0	d through	6
		site design			the site	the site		the site
		plan review	design	U U	design	design	U U	design
		and/or	A	*	plan	plan	1	plan
		planned				review		review
		development						and/or
		processes,	planned	planned	planned	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,		
		21.24	r	^	pursuant	pursuant	^	pursuant
			ŕ	*	to	to	^	to
								Chapters
				21.22, and				
								and 21.24
I	I	I_	I ·	L <u>-</u> .	I · - ·	I	I · - ·	

Governme		9	9	9	9	9	9	9
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 to Chapter	regulation s shall be determine d through the planned developm ent, process, pursuant to Chapter 21.24.	s shall be determine d through the planned developm ent, process, pursuant to Chapter 21.24.	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	ents shall be determine d through the special exception and site plan design	ents shall be determine d through the special	ents shall be determine d through the special	ents shall be determine d through the special	

·		1	H		1	ł	ł	
Other Uses		Bulk			Bulk	Bulk		Bulk
		regulations					regulation	
		shall be						s shall be
							determine	
							d through	
		8			the site			the site
	U	·	- U	U	design	0	U	design
		1	1	1	plan	plan	1	plan
	review, or	-	<i>'</i>	· · · ·	<i>,</i>	· · · ·	review, or	
	1	processes,	*		*	-		special
	.	<u>^</u>	exception	<u> </u>	·	-	exception	<u> </u>
	processes,		processes,	processes,	processes,	processes,	processes,	processes,
			pursuant	pursuant	pursuant	pursuant	pursuant	pursuant
		21.26.	to	to	to	to	to	to
	Chapters							Chapters
	21.22, and		21.22, and	21.22, and	21.22, and	21.22, and	21.22, and	21.22,
	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>50</u>	20	<u> </u>	<u>10</u>	<u>50</u>	
ATTACHE		FEET IN						
D		ADDITION						
DWELLIN		ТО						
G UNIT		PRINCIPAL						
0 01 11		USE						
		REQUIREM						
		ENT.						
ACCESSO		1,800	50	20	5 <u>5</u>	15	2	
RY		SQUARE	50	20	<u> </u>	<u>15</u>	<u> </u>	
к ү DETACH		SQUARE FEET IN						
ED		ADDITION						
ED DWELLIN		TO						
G UNIT ¹²		PRINCIPAL						
G UNIT.2								
		USE						
		REQUIREM						
		ENT.						

Table Notes:

1. In the historic district, special height measurement and limits requirements apply, see Chapter 21.56.

2. The minimum total zoning lot area is five thousand four hundred 5,400 square feet.

3. Plus one foot for each three feet by which the building width exceeds forty 40 feet.

4. Unless the building height exceeds twenty-five $\underline{25}$ 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 ten $\underline{10}$ feet, provided the sum of both side yards is at least ten $\underline{10}$ 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 <u>30</u> 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									Height
	`			·	(minimu	``````````````````````````````````````	(minimu		(maximum,
*	-	· /		m) Front	/	/	/		stories and
exception	ft. lot	Area (sq. ft.	(minimu	(ft)	Interior	Corner	(ft)	(maximu	feet)
uses, and	area	or acres)	m)		Side (ft)	Side (ft)		m)	
uses	per		Width						
subject to	dwellin		(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.

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

Clubs,	5,400	50	Saa tabla	Saa tahla	See table	20	0.75	1.
	5,400					30	0.75	
recreation			notes	notes	notes			Buildings
al and								with
social								dormerless
								roofs with
								straight
								rafters
								pitched
								more than
								20 degrees
								shall have a
								maximum
								cornice line
								of 28 feet
								in height
								and a
								ridgeline of
								38 feet in
								height. ³ 2.
								All other
								buildings:
								three
								stories not
								to exceed
								35 feet.
								55 1000.
Day care	5,400	50	See table	See table	See table	30	0.75	1.
Day care centers,	5,400				See table notes	30	0.75	1. Buildings
	5,400					30	0.75	1.
centers,	5,400					30	0.75	1. Buildings
centers,	5,400					30	0.75	1. Buildings with dormerless
centers,	5,400					30	0.75	1. Buildings with dormerless roofs with
centers,	5,400					30	0.75	1. Buildings with dormerless roofs with straight
centers,	5,400					30	0.75	1. Buildings with dormerless roofs with straight rafters
centers,	5,400					30		1. Buildings with dormerless roofs with straight rafters pitched
centers,	5,400					30		1. Buildings with dormerless roofs with straight rafters pitched more than
centers,	5,400					30		1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees
centers,	5,400					30		1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a
centers,	5,400					30		1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum
centers,	5,400					30		1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line
centers,	5,400					30		1. 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		1. 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		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
centers,	5,400					30		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
centers,	5,400					30		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
centers,	5,400					30		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.
centers,	5,400					30		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
centers,	5,400					30		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
centers,	5,400					30		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.
centers,	5,400					30		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
centers,	5,400					30		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
centers,	5,400					30		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

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								of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three

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ACCESS ORY DETACH ED DWELLI NG UNIT	5 } 	I,300 SQUARE FEET IN ADDITION FO PRINCIPAL USE REQUIREM ENT.	 TABLE	TABLE	TABLE NOTES	<u> </u>	

Table Notes:

1. If the lot is to be subdivided, a minimum lot width of twenty-five25 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 <u>33</u> percent of the building façade shall be set back thirty-five <u>35</u> feet from the front property line or fifteen <u>15</u> 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 <u>10</u> feet; buildings over two stories: fifteen <u>15</u> 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 <u>33</u> percent of the corner side building façade shall be set back an additional ten <u>10</u> 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
adjacent residential district.	required in the adjacent residential district.	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

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

21.50.260 - Bulk Regulations Table MX District.

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Permitt	Lot	Lot	Require	Minimum	Floor	Height	Location	Open	Living
ed uses,	Dimensio	Dimensio	d Yard	Feet	Area	(maximu	of front	Space	Space
special			or		Ratio	m, feet) ^{5,}	façade	(perce	(minimum
excepti	(minimu	(minimu	Setback		(maximu	0, 9		nt of	gross sq.
on uses,	m) Area	m) Width			m) ³			zoning	ft.)
and	(sq. ft. or	(ft)						lot	
	acres)							area) ⁷	
subject									
to									
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residenti al zoning district:	above the ground floor of nonresident
adjoinin g athe followings located within 30each buildingto 100,00residenti al zoning district:structures: feet of a structure in ashall the shall0 sf: sf: 100,00residenti al zoning district:structure in a with 25 	above the ground floor of nonresident
g afollowingwithin 30building100,00residentistructures:feet of ashall0 sf:al1. Anyresidencemaintain10zoningstructurein athepercentdistrict:with 25residentiaestablisht. Lotpercent orl zoningedovermore ofdistrict:setback100,00) ground floor of nonresident
residenti al 1. Any residence maintain 10 zoning district: with 25 residentia establish t. Lot percent or l zoning ed over more of district: setback 100,00	floor of nonresident
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district: with 25 residentia establish t. Lot percent or l zoning ed over more of district: setback 100,00	
percent or l zoning ed over more of district: setback 100,00	
more of district: setback 100,00	
	apartment:
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	bedroom
area MX-1 block on 30	apartment:
	450 Two-
commerci District: is t.	bedroom
al uses, or 65 feet. located.	apartment:
residential MX-2 Where	600 Each
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al and Height setback,	
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		height:					L	ial uses:
								Efficiency
				percent or				apartment:
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								bedroom
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	over 46		structures:				floor of
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	height					A	ial uses:
	that are						Efficiency
	not		percent or				apartment:
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	back as						bedroom
	provided				block on		apartment:
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		making	1. Any	residence	maintain	10	nonresident
		process set	structure	in a	the	percen	ial uses:
		forth in	with 25	residentia	establish	t. Lots	Efficiency
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		Administrati	more of	district:	setback	100,00	300 One
		on.	its floor	35 feet.	of the	0 sf:	bedroom
			area	MX-1	block on	30	apartment:
			devoted to	Height	which it	percen	450 Two-
			commerci	District:	is	t.	bedroom
			al uses, or	65 feet.	located.		apartment:
			residential	MX-2	Where		600 Each
			uses, or a	Height	there is		additional
			combinati	District:	no		bedroom:
			on of	46 feet.	establish		150
			commerci	MX-3	ed		
			al and	Height	setback,		
			residential	District:	the front		
			uses, or	36 feet.	façade of		
			2. Any		each		
			structure		such		
			with the		building		
			entire		shall be		
			ground		set back		
			level front		not more		
			façade		than 15		
			devoted to		feet from		
			commerci		the face		
			al uses ⁴ .		of the		
					curb ⁶ .		

ACCESS	LOT	LOT	YARDS	YARDS	YARDS	YARDS	FLOOR	HEIGHT
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USES	NS	ONS	UM)	UM)	UM)	UM)	RATIO	UM,
	(MINIMUM)	(MINIMU	FRONT	INTERIO	CORNER	REAR	(MAXIM	STORIES
	AREA (SQ.	M)	(FT)	R SIDE	SIDE	(FT)	UM)	AND
	FT. OR	WIDTH		(FT)	(FT)			FEET)
	ACRES)	(FT)						
ACCESS	1,800	<u>50</u>	<u>15</u>	<u>5</u>	<u>15</u>	<u>30</u>	<u>1.0 ¹¹</u>	<u>)</u>
ORY	SQUARE							
ATTACHE	FEET IN							
D	ADDITION							
DWELLI	ТО							
NG UNIT	PRINCIPAL							
	USE							
	REQUIREM							
	ENT.							12

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

Table Notes:

1. This yard is a transitional yard; planting or screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process. Notwithstanding the provisions of Section 21.60.090, no obstruction (as defined by Section 21.60.090) may be located in a required yard, other than the required planting or screening. 2. The yard and setback requirements do not apply to the adaptive reuse of an existing structure provided that:

a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and

b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.
3. The FAR limitations do not apply to the rehabilitation of an existing structure. As used in this subsection, "rehabilitation" is limited to the remodeling, renovation, alteration or reconstruction of an interior of the existing structure without any change in the bulk of the structure and without any remodeling, renovation, alteration or reconstruction of the structure's exterior, excepting minor cosmetic repairs and routine maintenance.

4. The commercial use space shall have a minimum height of twelve <u>12</u> feet and a minimum depth of twenty-five <u>25</u> feet. Noncommercial uses that may be included in this façade are limited to: i) one driveway, up to thirty-three<u>33</u> 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 <u>12</u> feet above the maximum height under this section. No accessory structures shall exceed twenty-five <u>25</u> 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 hundred100 feet in height.

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

11. WHERE THE FRONT, SIDE OR REAR LOT LINE OF A RESIDENTIAL LOT ADJOINS AN ACCESSIBLE AND USABLE COMMON OR PUBLIC OPEN SPACE THAT IS AT LEAST FIVE ACRES IN AREA AND OF A DEPTH PERPENDICULAR TO THE LOT LINE OF NOT LESS THAN 200 FEET, THE FLOOR AREA RATIO MAY BE INCREASED BY 20 PERCENT. 12. I. EXCEPT AS PROVIDED IN SUBSECTION II OF THIS NOTE, MAXIMUM CORNICE HEIGHT OF EIGHT FEET AND MAXIMUM RIDGE HEIGHT OF 16 FEET.

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

21.50.270 - Bulk Regulations Table C2P District.

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

Permitted uses, special exception uses, and uses subject to specific standards All uses unless otherwise	Floor Area Ratio (maximu m) 2.0	Lot Area (minimum) (sq. ft.) 1,500		Yards (minimu m) Front (ft)	m) Interior	Yards (minimu m) Corner Side (ft)	Yards (minimu m) Rear (ft) 30	Height See Chapter 21.56	Living Space (minim um gross sq. ft.)
specified								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 nt: 600 Each addition al bedroo m: 150
RY USES		1 000	• •	1	0	2	2.0	255	
ACCESSO RY ATTACHE D DWELLIN G UNIT		1,800 SQUARE FEET IN ADDITION TO PRINCIPAL USE REQUIREM ENT.	<u>20</u>		<u>0</u>		<u>30</u>	SEE CHAPTE R 21.56 (HISTOR IC DISTRIC T)	

ACCESSO	2.0	1,800	20	1	0	Ź	2	2	
RY DETACHE		SQUARE FEET IN							
D		ADDITION							
DWELLIN G UNIT		TO PRINCIPAL							
		USE							
		REQUIREM ENT.							

Table Notes:

1. Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

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

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

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

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

Section 21.64.010 - Purpose and application of standards.

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

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

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

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

Use	Standard	Additional Provisions		
Amusement 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.		
3-Neighborhood Conservation 2 district	One or two guest rooms: one space. Three guest rooms: three spaces. Four guest rooms: four spaces. Five guest rooms: five spaces.			
R-3-Neighborhood Conservation district	One space per guest room, one space for owner and one space per nonresidential employee.			
Boat showrooms	Two spaces per employee.			
Building material sales	One space per two employees, plus one space for each 300 square feet of gross floor area in excess of 4,000 square feet			
Clubs, lodges and meeting halls.	Spaces sufficient to serve 30 percent of the capacity in persons of the facility, plus one space per lodging room, if provided.			

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

C		İ		
Conference facilities Spaces sufficient to serve 30 percent of capacity in persons of the facility.				
Contractors', architects' and engineers' offices, shops and yards	I-1 district: one space per two employees. Other districts: one space per employee.			
Day care, family	One space per nonresidential employee.			
Day care centers, group One space per five children.				
Delicatessens See Restaurants.				
Dwellings				
DWELLING UNIT, ACCESSORY ATTACHED AND DETACHED	ONE SPACE PER ACCESSORY UNIT IN ADDITION TO OTHERWISE REQUIRED PARKING			
Dwellings, multi-family	C1, C2P, P, PM2 districts: one space per dwelling unit. BCE district: 1.8 spaces per dwelling unit. Other districts 1.5 spaces per dwelling unit.			
Dwellings, multi-family containing six or fewer dwelling units	One space per dwelling unit.	This use is permitted subject to standards in the R3-Neighborhood Conservation district.		
Dwellings, single-family attached	Two spaces per dwelling unit.			
Dwellings, single-family detached	R1B District: Two spaces per dwelling unit. Other districts: One space per dwelling unit.			
Dwellings, two-family	One space per dwelling unit.			
Dwellings above the ground floor of nonresidential uses	One space per dwelling unit.			
Dwellings for watchmen	One space per dwelling unit.			
Educational Facilities and Schools				
Colleges, private	One space per six students	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.		
Fraternities, sororities and dormitories One parking space for each three active members or dormitory residents, plus one space for the manager.		Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.		
Gymnasiums, stadiums One space per eight seats. and grandstands		Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.		

School, nursery or elementary	One space per two employees.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
Schools, middle, or high	One space per two employees, plus one space per ten <u>10</u> (nonboarding) students.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
School auditoriums	One space per eight seats.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four <u>24</u> -hour period.
Schools, commercial, trade, vocational, music, dance, or art	BCE district: one space per employee. Other districts: one space per two employees, plus one space per five students.	Standards based on the number of students shall be based on the maximum number of students attending classes on the premises at any one time during any twenty-four 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 20,000 feet or more of floor area must SHALL provide twenty 20 parking spaces, plus one space for each additional five hundred 500 square feet of floor area.

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

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.

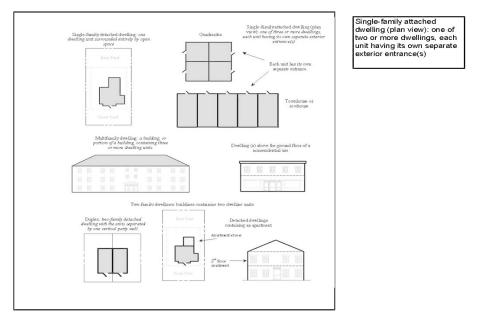
Dwelling, Two-Family. See illustration. "Two-family dwelling" means a building containing two dwelling units. Examples:

a. A detached dwelling containing an apartment is a two-family detached dwelling.

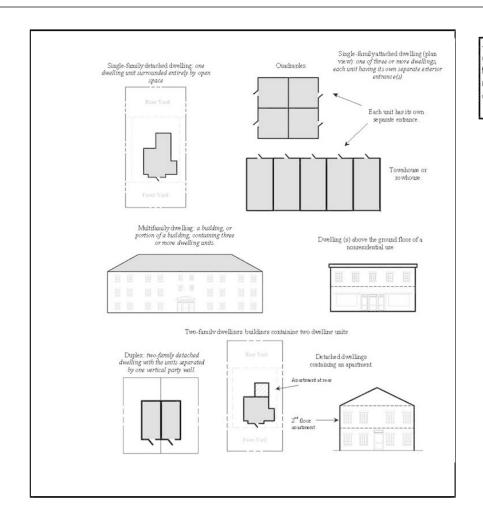
b. A duplex is a two-family detached dwelling with the units separated by one vertical party wall without openings extending from the basement floor to the roof along the dividing lot line.

"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.



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.