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**Article 14-7: ~~DIMENSIONAL, AREA AND ACCESS~~BUILDING ENVELOPE AND OPEN SPACE STANDARDS AND MEASUREMENTS**

**14-7.4 GENERAL RULES OF MEASUREMENT AND EXCEPTIONS**

       **(A) —General Requirements**

       **General Standard for Measurements**

       **(1) ~~(4)~~**

Measurement of the standards in this chapter shall be made as accurately as possible with measurement methods and technology that are commonly used in the construction industry. Where measurements are subject to specific standards contained elsewhere in this code or chapter, or that are adopted by State or other regulatory agencies, those standards shall be met.

       **(2) Responsibility for Compliance**

Each person engaged in the development of property, and the owner of property that has been developed or that is under development, shall comply with the applicable standards of this chapter and provide documentation to the Land Use Director as necessary to verify compliance.

~~(1) — Access to Building~~

~~Every building erected or structurally altered shall be on a lot adjacent to a public street or way or with legal access to a private street approved by the office of zoning administration, with the concurrence of the chiefs of police and fire departments and the City Engineer.~~

~~(2) — Number of Permitted Uses~~

~~The number of permitted uses on a lot shall not be restricted except as may be needed to satisfy other limitations applicable of the zoning district.~~

       **(B) — Lot Dimensional Calculations**

       **(1) — Lot Area**

**Comment [CLG1]:** "The purpose of a minimum lot size in a residential district is to establish a minimum area to accommodate a Dwelling Unit and customary accessory Buildings within the minimum setbacks and provide private Open Space for the residents of the lot" — this indicates that roads and driveways, but not Open Space easements, should be excluded.

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Minimum required lot area for residential subdivisions is calculated excluding rights of way, or street and driveway easements.

~~\_\_\_\_\_~~  
{RESERVED}

(2) ~~Lot Width~~

The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided that width between side lot lines at their foremost points, where they intersect with the street line, shall not be less than 80 percent of the required lot width; further provided, that lots on the turning circle of a cul-de-sac

~~\_\_\_\_\_~~ (3) Lot Depth

The depth of a lot is measured between the front and rear lot lines, perpendicular to the front lot line. In the case of irregularly shaped lots, the depth shall be the average of all such measurements along the front lot line.

**Comment [U2]:** The term "Lot width" is no longer used in Chapter 14. Should be deleted here and in 14-12 Definitions.

**Comment [CLG3]:** def. needed per GTS; however the calculation is what seems important

~~\_\_\_\_\_~~ (4) Lot Coverage

Lot coverage is measured by the total projected area on the ground of all structures in relation to lot area, excluding:

(a) the types and portions of structures listed in §14-7.4(D)(1) and;

(b) eaves and similar roof projections within two feet of the wall of a building.

~~\_\_\_\_\_~~ A ~~\_\_\_\_\_~~ (5) Slope Measurement

Slopes shall be measured at contour intervals of five feet or less. shall not have this requirement apply. The slope percent is the relation of vertical rise from or to contour lines calculated as follows:

$H - L \times 100$

D

where H equals the highest elevation of the portion of the tract measured; L equals the lowest elevation on the portion of the tract measured; and D equals the horizontal distance between H and L.

**Comment [CLG4]:** relocated from 14-12

~~\_\_\_\_\_~~ (7) Building Frontage

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As used in 14-8.10 Signs, building frontage is measured by the horizontal distance across the front of a building as near to ground level as possible. In cases where this test is indeterminate or cannot be applied, as for instance where there is a diagonal corner entrance or where two or more sides of a building have entrances of equal importance and carry approximately equal amounts of pedestrian traffic, the Land Use Director shall select the building frontage on the basis of the interior layout of the building, traffic on adjacent streets or other indicators available.

**Comment [CLG5]:** relocated from 14-7

#### (8) Floor Area Ratio

Floor area ratio is measured by the gross floor area of all buildings on a lot, including covered parking structures but not roof deck parking, divided by the lot area; for example: 20,000 square feet of gross floor area on a 10,000 square foot lot is a floor area ratio of 2.0.

#### General

**Comment [CLG6]:** relocated from 14-12; used HZ definition slightly modified; need to make sure all conform

#### ~~(3)~~ Lot Coverage

~~The area of the lot that is covered by principal and accessory buildings.~~

#### (C) ~~(C)~~ Height Standards

The general height limits contained in this section 14-7 do not apply to structures for which specific standards are provided elsewhere in this chapter, including section 14-8.5 Walls and Fences. In addition to the maximum height limits contained in this section 14-7, structures may be subject to height limits in section 14-5 Overlay Districts or elsewhere in this chapter. Unless there is a specific provision to the contrary, the most restrictive height limit is applied as provided in section 14-1.7 Conflicting Provisions.

#### (1) ~~(1)~~ Measurement of Maximum Height

~~Height means the vertical distance above grade to the highest point of a structure or of a building.~~

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(2) No point on a structure shall be higher than the most restrictive of the following calculations:

(a) The general maximum height specified, measured from the average of the highest point and the lowest point of the finished grade at the perimeter of the structure.

(b) The maximum height specified plus four feet, measured from the finished grade at the closest point on the perimeter of the structure.

(c) Within ten feet of a property line in residential districts, twelve feet above the finished grade at the closest point on the perimeter of the structure.

(d) Within fifteen feet of a property line in residential districts, 24 feet above the finished grade at the closest point on the perimeter of the structure.

~~Separate Regulations for Properties in Escarpment Overlay District~~

~~A structure in the Escarpment Overlay District shall be subject to the height requirements set forth in §14-5.6(F).~~

~~(3) Separation Regulations for Properties in Historic Districts.~~

~~A structure in an Historic District shall be subject to the height requirements set forth in §14-5.2. In Historic Districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in the opened or closed position). For structures which do not have street frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street facing side of the wall or fence.~~

**Comment [CLG7]:** duplicates H district regulations

~~(24) General Exceptions to Height Regulations of Building Attachments Outside Historic Districts~~

Except as further restricted by 14-5.2 Overlay Districts

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~~Outside an Historic District, the height limitations set out in this chapter may be exceeded by up to three feet for do not apply to spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housings or other non-free-standing structures placed on and anchored to the roof of a building and not intended for human occupancy. Freestanding structures exceeding the height limitations of this chapter may only be approved as a Special Exception, provided, however, freestanding structures exceeding the height limitations are prohibited in the "H" Historical District.~~

**Comment [CLG8]:** Staff suggestion (GTS)

**Comment [CLG9]:** This section only applies outside H districts

**Comment [U10]:** Freestanding structures should be subject to the same height regulations and variance procedures.

~~(35)~~ —Telecommunication Facilities

~~The height of telecommunication facilities is regulated in §14-6.2(E). When referring to a tower antenna or other telecommunications structure, facility height is the distance measured from the finished grade to the highest point on the tower, antenna or other structure, including the base pad and any antenna.~~

**Comment [JM11]:** "telecommunications facility" is the defined term

**(D) Required Yards**

~~No building or other structure shall occupy a required yard except as provided in this section 14-7.4(D) or elsewhere in this chapter.~~

~~The following types of structures may occupy required yards, provided that they comply with applicable height, setback and other regulations in this chapter and elsewhere in this code, including Chapter 7 Building and Housing; Chapter 12 Fire Prevention and Protection; and Chapter 23, Streets, Sidewalks and Public Places:~~

~~(1)~~

~~Walls and fences~~

~~(2)~~

~~Decks, planters, driveways, walkways, stairways, uncovered porches and similar structures less than 30 inches above grade.~~

~~(3)~~

~~Above-ground and underground facilities of public and private utilities to the extent provided in section 14-6.2(E) Telecommunication Facilities, 14-6.2(F) Electric Facilities and 14-6.2(G) Underground Electric, Telecommunications and Cable Utility Lines.~~

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(4) Above-ground and underground transformers, equipment enclosures or vaults, and similar facilities of public or private utilities when located and screened as provided on an approved subdivision plat, development plan or as approved by the Land Use Director.

(5) Underground pipes, wires and conduits such as service laterals that provide utility service to the property on which they are located, or that interconnect permitted structures and equipment on the property.

(6) Above-ground wires such as service drops that are necessary to connect permitted structures to existing overhead utility distribution facilities.

(7) Eaves or other roof projections may extend into required yards a distance of two feet or less.

**(E) — Separate Regulations for Properties in Escarpment Overlay District**

~~Properties in the Escarpment Overlay District are subject to the slope calculations, lot coverage requirements and definitions set forth in Section §14-5.6(F).~~

**Comment [JM12]:** Are there really definitions in that section?

**(FD) — Visibility at Driveways and Yard Yards**

Yards

(1) — Yard, Front

~~The part of a lot between the front lot line and the front facades of the principal buildings on the lot, and extended to both side lot lines.~~

(2) — Yard, Rear

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The part of a lot between the rear lot line and the rear facades of the principal buildings on the lot, and extended to both side lot lines.

(3) — Yard, Side

The part of a lot between the side lot line and the side facades of the principal building on the lot, extending from front to rear lot lines.

(4) — Other General Setback Requirements

(a) — Waivers of Minimum Setbacks

(1) ~~On administrative approval by the Land Use Department staff, m~~ Minimum front ~~required yards~~ setback requirements may be ~~reduced~~ waived to match the average existing ~~yards~~ setback of the street within 150 feet from the property

**Comment [CLG13]:** 1: Per staff (GTS) this should not apply to all districts; 2: no discretionary component to this admin. approval, so it can be self-executing

(2) — (b) — Visibility at Driveways

(i) — On the front property line, no *structure*, fence, *wall*, hedge or planting that will obstruct vision between a height of three feet and eight feet shall be erected, placed or maintained within the triangular area, the legs of which are defined formed by the edge of the driveway and the front lot line. The size of the triangular area differs for public *streets* and for private *streets*. See Illustration 14-7.4-1, "Visibility at Driveways on Public and Private Streets." This paragraph section does not apply to the BCD district.

Illustration 14-7.4-1 Visibility at Driveways on Public and Private Streets

**Comment [CLG14]:** this needs to be fixed per correction in John Nitzel's book (see Muratore case)

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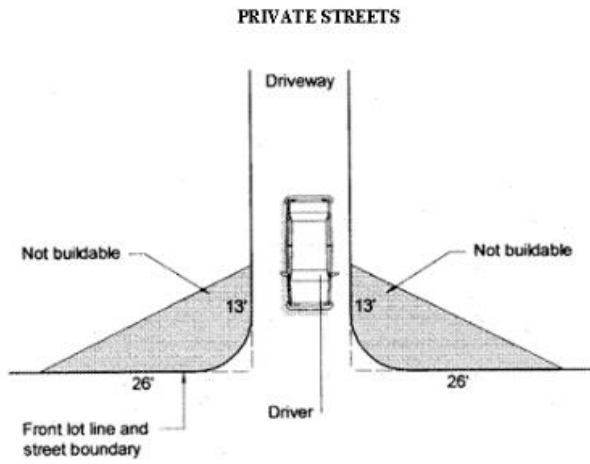
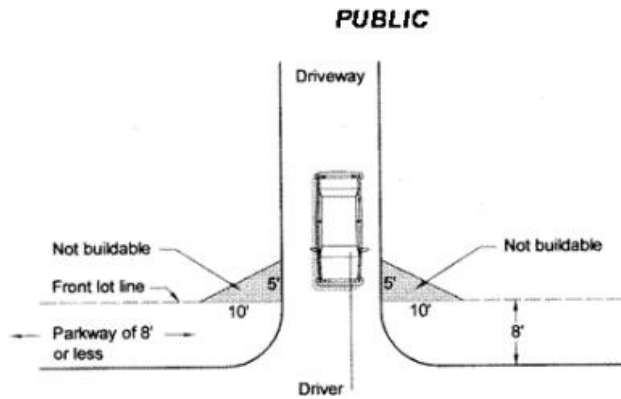


Illustration 14-7.4-1 Visibility at Driveways on Public and Private Streets

[Driveways]

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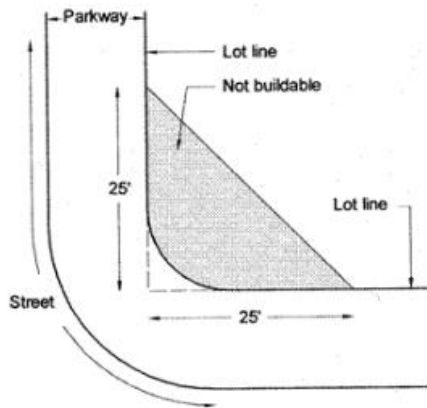
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~~\_\_\_\_\_ (ii) — The provisions in paragraph (D)(4)(b)(i) of this section shall be waived for fences, walls, hedges or other plantings, if it can be shown that visibility will not be restricted.~~

~~(3e) \_\_\_\_\_ — Visibility at Intersections~~

On any ~~ninety-90~~ degree *corner lot*, no fence, *wall*, hedge or other planting or structure that will obstruct vision between a height of three feet and eight feet above the centerline grades of the intersecting *streets* shall be erected, placed or maintained within the triangular area formed by the *right-of-way* lines at points ~~that~~ which are ~~twenty-five~~ 25 feet from the intersection of the *right-of-way* lines. On any *corner lot* of other than ~~ninety~~ 90 degrees or on *corner lots* with grade variations, the visibility requirement shall be adjusted accordingly to ~~e~~nsure public safety. See Illustration 14-7.4-2, "Visibility at Intersections." This ~~section~~ paragraph does not apply to ~~applies to all districts except the~~ BCD district.

Illustration 14-7.4-2 Visibility at Intersections



**Illustration 14-7.4-2 Visibility at Intersections**

~~{Intersections}~~

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\_\_\_\_\_  
\_\_\_\_\_

~~(4d)~~ Yard Requirements at Intersections on

On-corner lots ~~with two or more frontages:~~

\_\_\_\_\_

~~(a)~~ (a) At least one *front yard* shall be of the size ~~have the setback~~ required in the district for required ~~front yards; and~~

\_\_\_\_\_

~~(bii)~~ (bii) Other *front yards* on such a *lot* shall have no less than half the depth generally required for required ~~front yards~~ in the district; provided, however, that the *front yard* shall not be less than seven feet; and.

~~(c)~~ This section paragraph does not apply to the BCD district.

**Comment [CLG15]:** added to comply with BCD setbacks

\_\_\_\_\_

~~(e)~~ Landscaped Buffer Requirement for Non-Residential Uses Abutting Developed Residential Use or Undeveloped R District

~~For all permitted non-residential uses abutting a developed residential use or undeveloped R district, the non-residential use shall provide a 15-foot landscaped buffer along the common property line. The landscaped buffer shall meet all the requirements of §14-8.4(J).~~

**Comment [CLG16]:** relocated to (B)(5)