

ARTICLE 19-4. USE REGULATIONS

[...]

§ 19-4.3 – Use-specific standards

(A) Household living

[...]

(2) High-rise multiple-family dwelling.

[...]

TABLE 19-4.3-1: DIMENSIONAL STANDARDS FOR HIGH-RISE MULTIPLE-FAMILY DWELLINGS	
Minimum Lot Area	1 acre
Required Front Setback	15 feet
Required Side Setback	15 feet
Required Rear Setback	20 feet
Maximum Height	100 feet ¹
NOTES: ¹ Building height is subject to Section 19-5.2.9, building height.	

ARTICLE 19-5. DIMENSIONAL STANDARDS AND MEASUREMENTS

District or Use	Lots			Setbacks Minimum (feet)			Height Maximum (feet) ⁸
	Max. Density and Min. Lot Area (sq. ft.)	Min. Width (feet)	Max. Coverage (percent) ¹¹	Front ¹	Side	Rear	
RESIDENTIAL DISTRICTS							
R-6	6,000	40	40	20	5	15	35
R-9	9,000	60					
RM-1	10 units/acre	40 for single-family detached; None for all other	40	20	5 for single-family detached and duplex; 15 for other uses	15	40 ^{2, 12}
RM-1.5	15 units/acre						
RM-2 and RM-3	20 units/acre						
High-rise apartments in RM-3 and OD	1 acre	150	25 ³	25	25	25	None ^{2, 4}
Nonresidential uses in all residential districts	None	None	40	25	15	15	40 ^{2, 12}
Accessory structures			50% of principal structure	NP	5	5	20 ⁹
NONRESIDENTIAL DISTRICTS							
OD	See ¹⁰ below	None	50	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-1	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}

C-2	See ^{10, 14} below	None	100	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-3	See ^{10, 14} below	None	100	10	3 ⁵ or 10 ⁶	10	40 ^{2, 12}
C-4	None	None	100	0	0	0	None ^{7, 12}
RDV	See ¹⁰ below	None	100	10 (20 Max)	3 ⁵ or 10 ⁶	3 ⁵ or 10 ⁶	40 ^{2, 12}
S-1	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	10	40 ²
I-1	None	None	100	25	3 ⁵ or 25 ⁶	10	40 ²
Accessory structures			10	NP	3 ⁵	3 ⁵	20 ⁹

NOTES:

¹ See subsection 19-5.2.4(B), setback, front.

² See subsection 19-5.2.9 ~~(C)(1), general~~, ***building height***.

³ See subsection 19-5.2.10, Lot coverage.

⁴ See subsection 19-5.2.9(C)(2), high-rise apartments.

⁵ Zero lot line or common wall construction is allowed.

⁶ If adjacent to a residential district.

⁷ Height may be limited by design guidelines for the central business district.

⁸ See subsection 19-5.2.9, building height.

⁹ See subsection 19-4.4.2(E), maximum height.

¹⁰ No minimum lot area, maximum residential density is 20 units/acre.

¹¹ Total impervious area shall not exceed 60 percent for lots with single-family detached homes and duplex dwellings, per section 19-6.9.

¹² Single-family detached homes limited to 35 feet in height.

¹³ Development within the Unity Park Neighborhood District shall comply with the Table of Dimensional Standards in the Unity Park Neighborhood District Code.

¹⁴ Hotel or motel uses that are converted unit per unit to multi-family dwelling may exceed maximum density, per subsection 19-4.3.1(A)(5).

ARTICLE 19-5. DIMENSIONAL STANDARDS AND MEASUREMENTS

[...]

§ 19-5.2 – Definitions/measurements

[...]

§ 19-5.2.9. Building height

- (A) *General.* Building height is the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof.
- (B) *Exceptions.* Spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housings, mechanical equipment or other such structures placed above the roof level and not intended for human occupancy shall not be subject to height limitations.

(C) *Building height increases.*

(1) With the exception of single-family detached dwellings, duplexes, and their related accessory structures in established single-family residential areas, and with the further exception of buildings listed in the subsections below, buildings may exceed the maximum building height permitted in the zoning district pursuant to Table 19-5.1-1, table of dimensional standards, in the following ways:

a. Building sides facing property improved with other than single-family detached use(s).

i. Increase in building height, above the maximum permitted by the assigned zoning district, may occur through either a step-back design approach or entire building wall setback, as permitted hereunder:

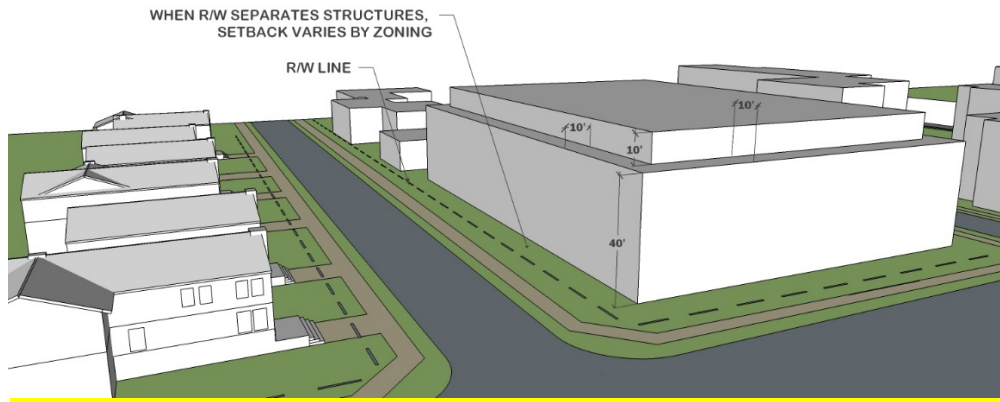
1. Building Wall Step-back:

- a. A building wall step-back may occur at least ten (10) horizontal feet measured from the building façade; and
- b. There shall be no greater than a twenty (20) foot vertical distance in between step-backs.

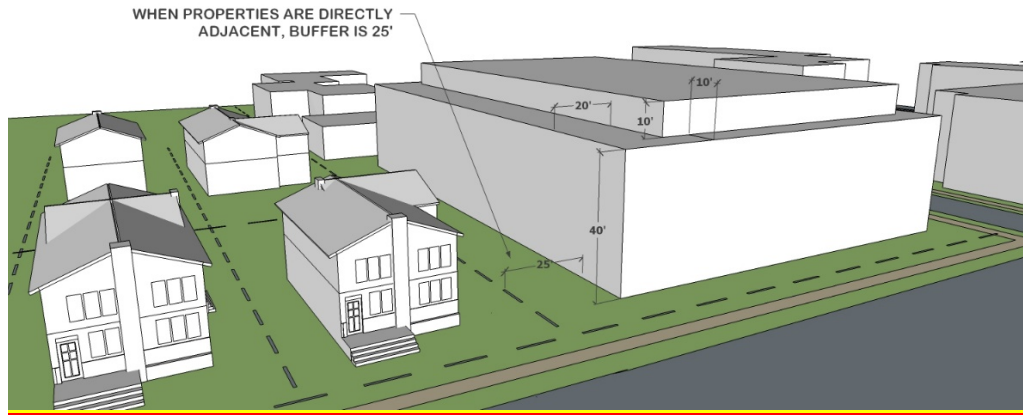
2. Entire building wall setback:

- a. The entire building wall facing a single-family use shall be setback from the property line of any abutting property improved with a single-family use at a minimum ratio of one (1) horizontal foot for each two (2) vertical feet of additional building height above the maximum.

~~buildings may exceed the base height allowed in certain zoning districts if the minimum rear setbacks and the minimum side setbacks required for the district are increased one foot for each three two feet by which the height of the building exceeds the maximum height pursuant to Table 19-5.1-1, table of dimensional standards.~~



- b. Commercial and multi-family building sides that face abutting property improved with single-family detached use(s).
- i. Increase in building height, above the maximum permitted by the assigned zoning district and not to exceed fifty (50) feet in total height, may occur through either a step-back design approach or entire building wall setback, as permitted hereunder:
1. Building Wall Step-back:
 - a. A building wall stepback may occur at least twenty (20) horizontal feet measured from the building façade; and
 - b. There shall be no greater than a twenty (20) foot vertical distance in between step-backs.
 2. Entire building wall setback:
 - a. The entire building wall facing a single-family use shall be setback from the property line of any abutting property improved with a single-family use at a minimum ratio of one (1) horizontal foot for each one (1) vertical foot of additional building height above the maximum, beginning at the forty-five (45) foot setback line.
 - b. At a setback between 25 feet and 45 feet from the property line adjacent to a single-family use, buildings shall not exceed the maximum building height permitted in the zoning district



~~(2)~~ ~~(2)~~ *High-rise apartments.* No portion of a high-rise apartment shall project through imaginary planes leaning inward over the lot from the side and rear lot lines of the lot at angles representing six feet in height for each one foot of horizontal distance from such lot lines.

ARTICLE 19-6. DEVELOPMENT AND DESIGN STANDARDS

[...]

§ 19-6.5. Design standards for nonresidential development.

[...]

§ 19-6.5.7. Nonresidential design standards

[...]

(A) *Orientation*

[...]

~~(5) Nonresidential buildings shall not exceed 150 percent of the height of an adjacent single-family detached dwelling, or shall be stepped back from the lot line such that the lowest portion of the building is the portion closest to the single-family detached dwelling. Maximum building height is subject to Section 19-5.2.9, building height.~~

[...]

§ 19-6.8. Design standards for multifamily residential development

[...]

§ 19-6.8.9. Multifamily design standards

[...]

(B) *Setbacks **and height***

(1) Front setbacks shall be within 75 and 125 percent of the average setback of existing structures along the same block face, provided that no building shall

encroach upon the minimum setback requirement (see Figure 19-6.8.2). In cases where the average front setback is not discernible (e.g. the block face is vacant or lacks more than one building), the minimum front setback shall be established by the base zoning district standards.

- (2) All multifamily residential buildings, regardless of height, shall provide a minimum 25-foot setback from the lot line of any abutting property improved with an existing single-family detached use or a parcel zoned R-6 or R-9. ~~Multifamily residential buildings with three or more levels of stacked units shall be stepped back an additional ten feet from the minimum required setback for every floor above the second floor from property lines abutting a single-family detached dwellings use. Dormers and other minor roof features may project into the setback area.~~
- (3) Maximum building height is subject to Section 19-5.2.9, building height.

Summary of Text Amendment:

Existing Text

New Text

ADDED PROPOSED REVISIONS:

- Included illustrations to convey height standards.
- Clarified that the requirement pertains to commercial and multi-family uses that abut a property line of a single-family detached use.