

ATTACHMENT – 3: STAFF RECOMMENDED TEXT AMENDMENTS

Building Height Text Amendments:

Sec. 40-73. - Dimensional standards for the various zoning districts.

(9) ~~Yard~~ Requirements for existing structures exceeding maximum height regulations. ~~Yards may be increased as a condition of approval for structures exceeding maximum height requirements.~~ Where structures are permitted to exceed the 50 feet maximum height regulation for an elevator shaft the following shall apply:

- ~~a. The minimum required front yard shall be increased by one foot for each foot in height exceeding the maximum height requirements.~~
- ~~b. The minimum required side yard shall be increased by one foot cumulatively for each foot in height exceeding the maximum height requirements.~~
- a. No changes have been made to the building height since the original construction.
- b. Permitted for multi-family structures in the R-1, MF and T-1 zoning districts with Conditional Zoning approval.
- c. To access habitable floors only (not to access roof top decks or other uses).

Lot Coverage Text Amendments:

Sec. 40-73. - Dimensional standards for the various zoning districts.

(12) Exceptions to lot coverage requirements. Multi-family structures may exceed the maximum lot coverage requirements of the district to allow for structures to accommodate riser rooms for fire suppression equipment. The following standards shall apply.

- a. Shall not exceed the minimum size required for a riser room by manufacturers specifications as designated by certified professional engineer.

Sec. 40-426. Reconstruction, maintenance, full or partial demolition and renovation of nonconforming situations.

Staff Recommends No change to this ordinance