

The objective of these zoning changes is to clarify the requirements for an attic space to be a habitable “attic story.”

Definitions

Attic - means the area between the roof and the ceiling of the rooms below that is not habitable or that does not have an interior stairway. Improvement to habitable status shall make the attic space an attic story.

Attic story - means any attic space made habitable by improvement or any new construction of a habitable area located above the story below.

Balcony - means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

Pitched roof - means a roof with a sloping surface with each plane pitched at a vertical to horizontal height no less than 4 to 12 (4:12) over eighty percent of the area of all roof surfaces as measured from plan view.

Requirements

- A. The maximum height of any building without a pitched roof shall be thirty feet.
- B. Any balcony with a floor height over 36” above natural grade or above the first floor, whichever is less, shall be located at least 20’ from any side property line and 30’ from any rear property line;
- C. An attic story of the principal structure may be habitable space if all the following conditions exist:
 - 1) the principal structure has a pitched roof;
 - 2) the habitable area of the attic story is at least seventy square feet;
 - 3) the minimum width and length of the habitable area in the attic story is at least seven feet;
 - 4) the minimum ceiling height for at least 50% of the habitable area in the attic story is seven feet;
 - 5) the attic story is accessed by a staircase within the principal structure that is in compliance with current International Building Code standards;
 - 6) the habitable area of the attic story is less than 40% of the habitable area of any lower story and does not extend beyond the footprint of the top floor and roof;
 - 7) any window not facing the street must be frosted or made of textured materials to prevent direct visibility into neighboring properties;
 - 8) each required emergency egress for the attic is located at least 20 feet from any side property line and 30 feet from any rear property line; and
 - 9) the habitable area of the attic story complies with all other applicable city regulations, including the ICC building, electrical, fire and plumbing codes.