Sec. 1703-10. Rules of Measurement

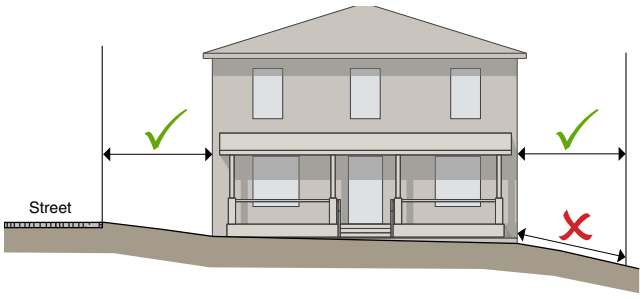
Listed below are the measurement and general provisions for the district standards listed in Sec. 1703-1 through Sec. ~~17031-8~~ 1703-8. Terms not listed below may be defined in Chapter 1753.

1703-10.1. Distances

Distances are measured as follows:

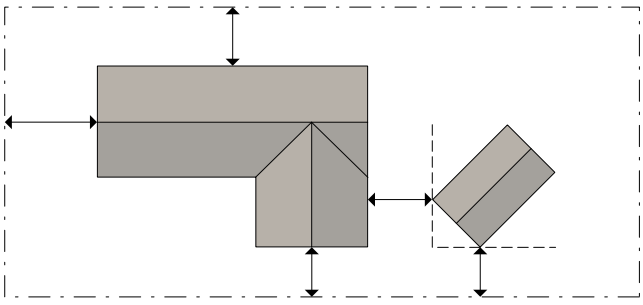
A. Distances Measured Horizontally

When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area or other object. These distances are not measured by following the topography of the land.



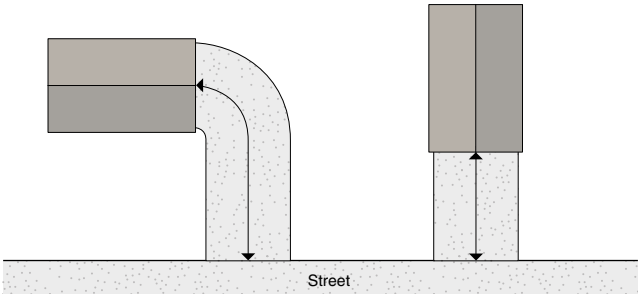
B. Measurements are Shortest Distance

When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects. Exceptions are stated in paragraphs C, D, and E below.



C. Measurement of Vehicle Stacking or Travel Areas

Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, is measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the arc of the driveway or traffic lane.



D. Measurements Involving a Structure

Measurements involving a structure are made to the closest wall of the structure. Chimneys, eaves and bay windows up to 12 feet in length, are not included in the measurement. Other features, such as covered porches and entrances, are included in the measurement.

E. Underground Structures

Structures or portions of structures that are entirely underground are not included in measuring required distances.

1703-10.2. Floor Area Ratio

The floor area ratio is measured as the proportion of allowable building gross floor area divided by the area of the parcel of land on which the building rests. For purposes of calculating the floor area ratio, gross floor area associated with the following is excluded:

A. Attic space having a headroom of 7 feet or less.

B. Space devoted exclusively to parking and loading within the building.

C. Utility or furnace rooms.

D. Space used for incidental service storage.

E. Space used for the installation of mechanical equipment, ventilators, heating systems and similar uses.

F. Space for the common recreational use of tenants and guests that is not part of a dwelling unit.

1703-10.3. Lot

A. Principal Structures

No more than one principal structure may be constructed on a lot unless the development of more than one structure has been approved under Sec. 1703-~~910.2.A.1~~ or Sec. 1703-8.

B. Lot Area for Lots of Record

In any SF- or RM- district, a single-family dwelling may be erected on a lot less than the minimum lot area specified for the district provided that:

1. The lot has been of record as defined in Chapter 1753;
2. The structure complies with all the yard and height regulations of the district; and
3. The area of the lot is no less than:
   a. SF-20: 16,000 square feet;
   b. SF-10: 8,000 square feet;
   c. SF-6: 4,800 square feet;
   d. SF-4: 3,200 square feet;
   e. SF-2: 1,600 square feet;
   f. RM-L: 2,000 square feet; and
   g. RM-M, RM-H: 1,600 square feet.

C. Lot Area Reductions Due to Public Acquisition

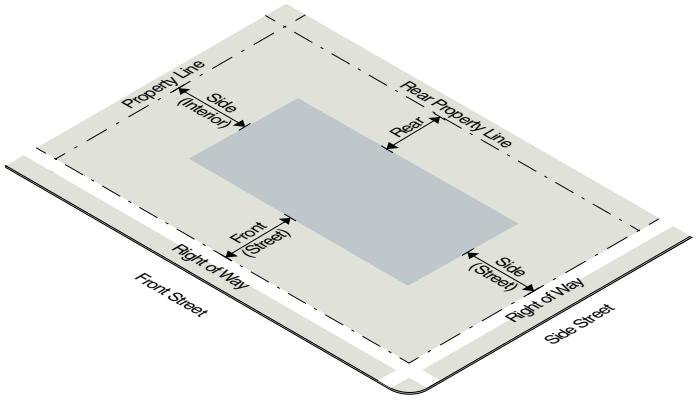
If a portion of a legally existing lot in any district is acquired for public use, the remaining lot area and setbacks are considered in compliance.

1703-10.4. Building Setbacks

A. Type of Setbacks

There are 4 types of setbacks – front street, side street, side interior and rear. Building setbacks apply to both principal and accessory buildings or structures except where it explicitly states otherwise.

B. Measurement of Building Setbacks



1. The front street setback is measured at a right angle from the right-of-way line.
2. Where a lot extends through the block from street to street, the required front yard must be provided along each street.
3. The side street setback is measured at a right angle from the side street right-of-way line.
4. The rear setback is measured at a right angle from the rear lot line or the rear right-of-way or easement line where there is an alley. The rear lot line is the lot line opposite to the front street lot line. Where there is more than one front street, the Director will determine the rear lot line based on the criteria in Sec. 1703-10.4.D.
5. All lot lines which are not front street, side street or rear lot lines are considered side interior lot lines for the purpose of measuring setbacks. Side interior setbacks are measured at a right angle from the side lot line.

6. When the side interior or rear setback is 0 or 5 feet, the building or structure may be placed on the lot line or be placed a minimum of 5 feet from the lot line.

7. When the rear setback is 4 or 20 feet, the building or structure may be placed 4 feet from the lot line or be placed a minimum of 20 feet from the lot line.

C. Irregular Shaped Lots

The Director will determine setbacks for irregular-shaped lots. Irregular shaped lots are lots with more or less than 4 sides, contain an arc, or are bounded by three streets.

D. Front and Side Street Designation

1. Where only one street abuts a lot, that street is considered a front street.

2. A lot with more than one street front must designate at least one front street. A lot may have more than one front street. The Director will determine which streets are front streets based on:

   a. The street or streets with the highest classification;

   b. The established orientation of the block;

   c. The street or streets abutting the longest face of the block;

   d. The street or streets parallel to an alley within the block;

   e. The street that the lot takes its address from; and

   f. The pedestrian orientation of adjacent or abutting development, existing or proposed.

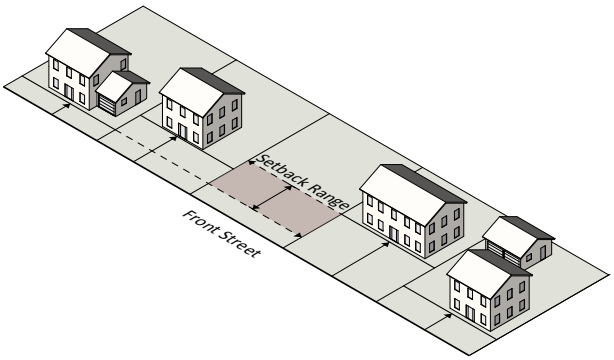
E. Front Setback Averaging

The front street setback requirements for principal buildings in ~~R-~~SF-20~~,~~ and SF ~~R~~-10, ~~R-6, R-4, R-2 and RM-1~~ must meet the following requirements:

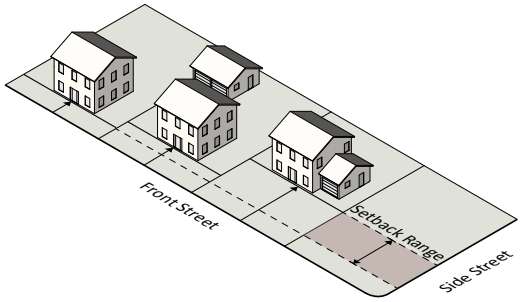
1. The lot must have been recorded for at least 20 years. This time period includes subsequent recombinations or subdivisions of the original lot configuration or recordation.

2. The proposed building must be located within the range of front setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range.

3. On an interior lot, the range of setbacks is measured on the basis of the 2 closest lots in either direction along the block face.



4. On a corner lot, the range of setbacks is measured on the basis of the 3 closest lots along the block face.

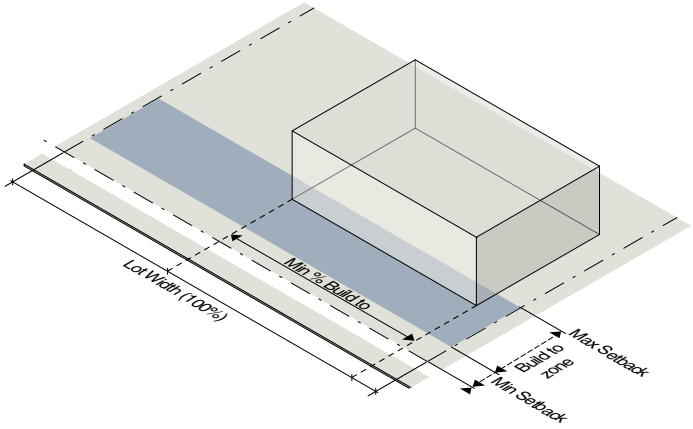


5. Where the calculation cannot be applied to at least 4 lots on an interior lot or 3 lots on a corner lot, the building must meet the district standards.

1703-10.5. Facade Zone

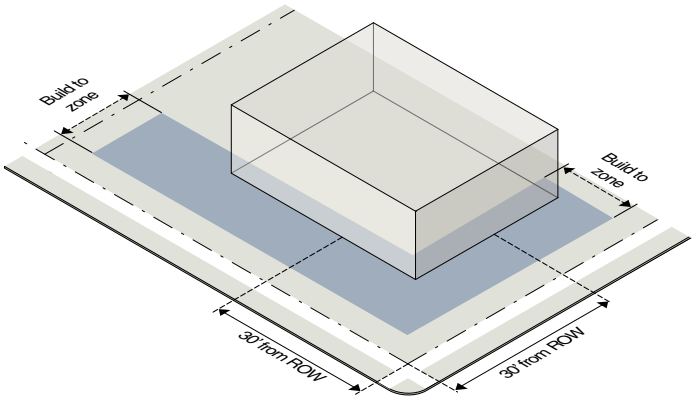
A. Defined

1. The facade zone is the area on the lot where a certain percentage of the building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.
2. The required percentage specifies the amount of the building facade that must be located in the facade zone, measured based on the width of the building divided by the width of the lot.



B. Corner Lot

On a corner lot and when required, a building facade must be placed within the facade zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.



C. Uses ~~Allowed~~ Permitted

With the exception of parking spaces and outdoor storage, all structures and uses (including outdoor dining) ~~allowed~~ permitted on the lot are ~~allowed~~ permitted in the facade zone.

1703-10.6. Setback Encroachments

All buildings and structures must be located at or behind required setbacks except as listed below. The Director can determine that an encroachment not listed is similar to a listed encroachment and allow the encroachment. No building or structure can extend into a required easement or public right-of-way.

A. Building Features

1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, chimneys, flues cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
2. Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.
3. An awning, canopy or gallery may encroach into a front or side street setback provided that such extension is at least 1 foot from the vertical plane of any lot line.
4. A front porch may encroach up to 9 feet, including the steps, into a front or side street setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
5. A front stoop may encroach up to 6 feet, including the steps, into a front or side street setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

6. Balconies may encroach up to 5 feet, provided that such extension is at least 5 feet from the vertical plane of any lot line.
7. Handicap ramps may encroach to the extent necessary to perform their proper function.
8. Fire escapes may encroach up to 4.5 feet, including the steps provided that such extension is at least 2 feet from the vertical plane of any lot line.
9. Structures below and covered by the ground may encroach into a required setback.

B. Site Features

1. Fences and walls may encroach into a required setback.
2. Sidewalks and driveways may encroach into a required setback.
3. A required buffer yard may encroach into a required setback.
4. Landscaping may encroach into a required setback.
5. Signs under may encroach into a required setback as stated in Sec. 1711-3.

C. Low Impact Stormwater Features

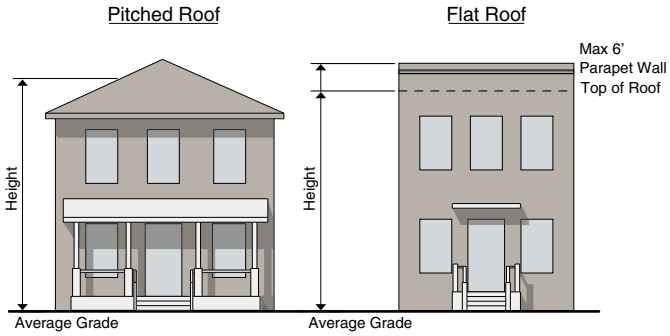
1. Low impact stormwater management features may encroach up to 2 feet into a front or side street setback (but not into the required sidewalk), including, but not limited to:
    a. Rain barrels or cisterns, 6 feet or less in height;
    b. Planter boxes;
    c. Bio-retention areas; and
    d. Similar features, as determined by the Director.
2. Low impact stormwater management features listed above may encroach into a side interior or rear setback, provided such extension is at least 2 feet from the vertical plane of any lot line.

D. Mechanical Equipment and Utility Lines

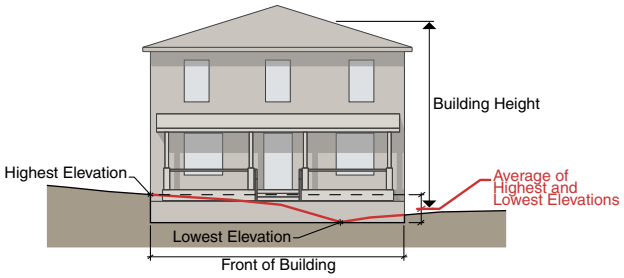
1. Mechanical equipment associated with residential uses, such as HVAC units, swimming pool pumps or filters, security lighting, and tankless water heaters may encroach into a side interior or rear setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.
2. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures and related fences) may encroach into a required rear or side setback.
3. Minor utilities below and covered by the ground may encroach into a required setback.

1703-10.7. Building Height

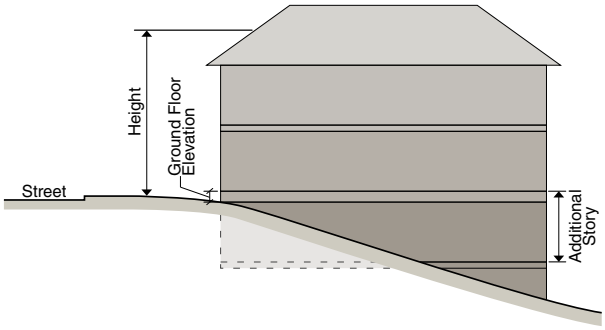
A. Building height is measured from the average grade to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



B. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the front street setback line.



C. Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.



1703-10.8. Height Encroachments

Any height encroachment not listed below is prohibited except where the Director determines that the encroachment is similar to a permitted encroachment listed below.

A. The maximum height limits of the district do not apply to a spire, belfry, cupola, dome, or other similar feature that does not contain conditioned space and is not intended for human occupancy, or public utility facilities which by design or function must exceed the established height limits.

B. The following may exceed the established height limit of the district provided they do not exceed the maximum height by more than 6 feet:

1. Chimney, flue or vent stack;
2. Rooftop deck, patio, shade structure;
3. Flagpole;
4. Vegetation or railings associated with a rooftop garden or landscaping;
5. Skylights;
6. Parapet wall; and
7. Solar panels, wind turbines and rainwater collection systems.

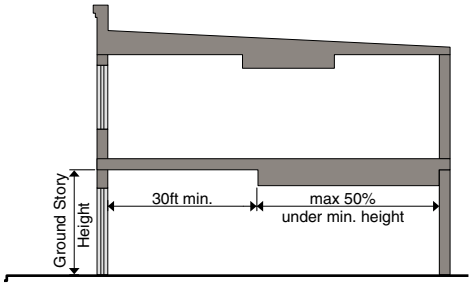
C. The following may exceed the established height limits provided they do not exceed the maximum building height by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof:

1. Amateur communications tower;
2. Elevator or stairway access to roof;
3. Greenhouse associated with a rooftop garden; and
4. Mechanical equipment.

1703-10.9. Story Height

A. Ground story height is measured from the top of the finished floor to the ceiling above.

B. Minimum ground story height applies to the first 30 feet of the building measured inward from the interior wall of the street-facing facade. At least 50% of the ground story must meet the minimum height provisions.



1703-10.10. Transparency

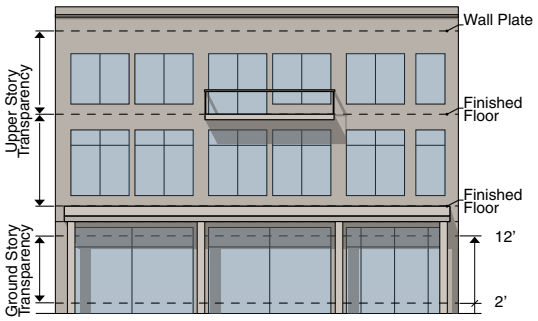
A. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story facade.

B. Transparency applies to front and side street-facing facades only.

C. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.

D. Ground story transparency is measured between 2 and 12 feet above the abutting sidewalk.

E. Upper story transparency is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.



1703-10.11. Pedestrian Access

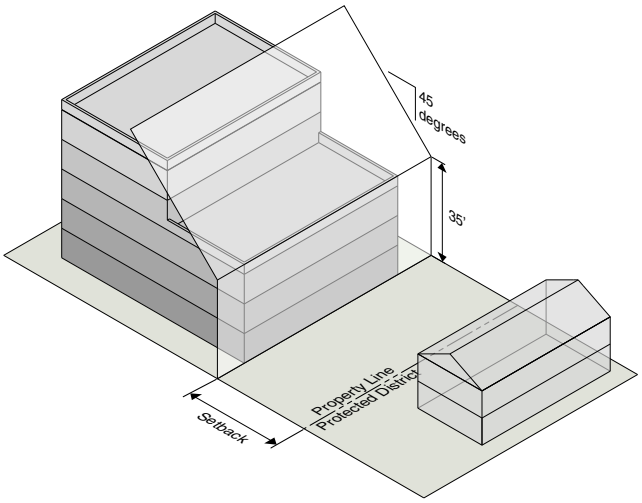
A. An entrance providing both ingress and egress, operable to residents at all times or customers during hours of operation, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.

B. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.

1703-10.12. Neighborhood Compatibility

A. Height Plane

1. The following height plane applies when a site immediately abuts a district boundary of an SF-20, SF-10, SF-6, SF-4 or SF-2 district.
2. When required, a building cannot extend into a 45-degree angular plane projecting over the subject property measured from a height of 35 feet at the side interior or rear setback line. One foot of additional setback is required for every foot of height above 35 feet until the maximum height of the district is reached.
3. The height plane applies up to 100 feet from the district boundary line.



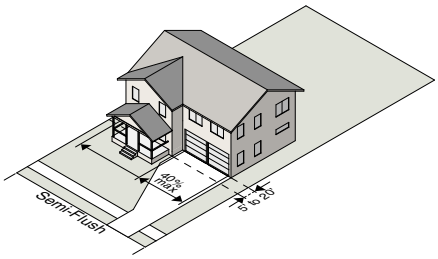
B. Buffer Yard

A buffer yard may also be required. See Sec. 1711-2.

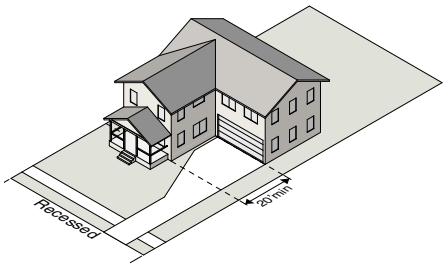
1703-10.13. Residential Garage Parking

A. Single-Family, Two-Family

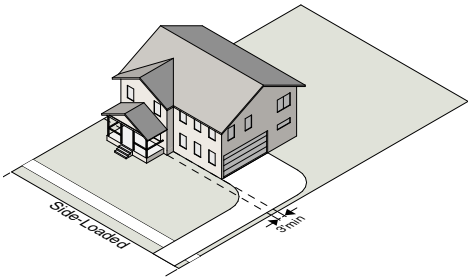
Single-family and two-family on lots of less than 1 acre, garage placement must match one of the following:



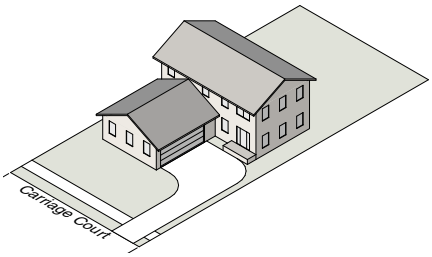
Semi-Flush. Garage doors are oriented toward the street. Garage doors must be positioned between 5 and 20 feet behind the front wall plane of the house, extending no more than 40% of the width of the house. No individual garage door may exceed 12 feet in width.



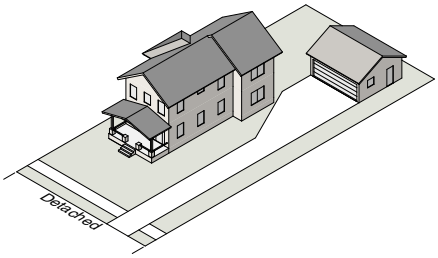
Recessed. Garage doors are oriented toward the street. Garage doors must be positioned at least 20 feet behind the front wall plane of the house. There is no restriction on garage door width.



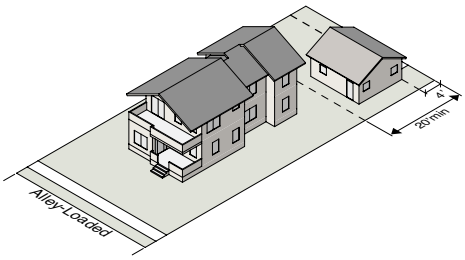
Side-Loaded. Garage doors are oriented perpendicular to the front wall plane. Any wall of the garage must be located at least 3 feet behind the front wall plane of the house.



Carriage Court. Garage doors are oriented perpendicular to the front wall plane. Garage is located entirely in front of the house.



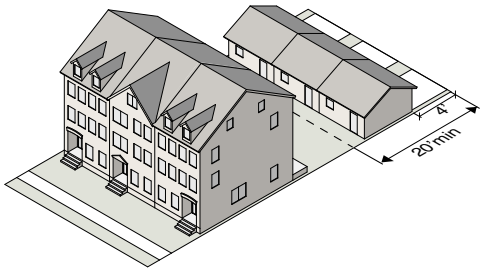
Detached. Garage is placed entirely to the rear of the house.



Alley-Loaded. Garage is placed entirely to the rear of the house and is alley-accessed. Garage doors must face the alley. The garage must either be located 4 feet from the alley right-of-way or be a minimum of 20 feet from the alley right-of-way. Where parking spaces are located between the garage and the alley, the garage must be located at least 20 feet from the alley right-of-way.

B. ~~Rowhouse~~Attached Single-Family

For ~~rowhouses~~ attached single-family units, garage placement must meet the following.



1. Garage is placed entirely to the rear and is rear-accessed. Garage can be attached or detached.
2. Garage doors must face the rear alley or easement.
3. The garage must either be located 4 feet from the rear right-of-way or easement line or be a minimum of 20 feet from the rear right-of-way or easement line.

1703-10.14. Residential Parking Location

A. Parking in the Front Yard

1. In all single-family and two-family lots and in RM-L, parking in the front street yard is ~~allowed~~ permitted only on a hard-surfaced ~~driveway~~ access drive (i.e., asphalt, concrete, a ribbon turf-reinforced driveway, or gravel if approved by the Director), where such drives lead to the parking lots or spaces either within the principal building or in any accessory structure or at locations behind the front line of a building. No parking is ~~allowed~~ permitted in grass or lawn areas.
2. ~~Combined parking and driveway area cannot constitute more than 40% of the front street yard.~~
3. Any parking in the front street yard must have sufficient depth so that parked cars do not encroach on the sidewalk. Garage doors must be set back at least 20 feet from the sidewalk.

B. Tandem Parking

1. Tandem parking is ~~allowed~~ permitted for residential uses.
2. Two parking spaces in tandem must have a combined minimum dimension of 9 feet in width by 36 feet in length.
3. Both parking spaces in tandem must be assigned to the same dwelling unit.
4. Tandem parking may not be used to provide guest parking.