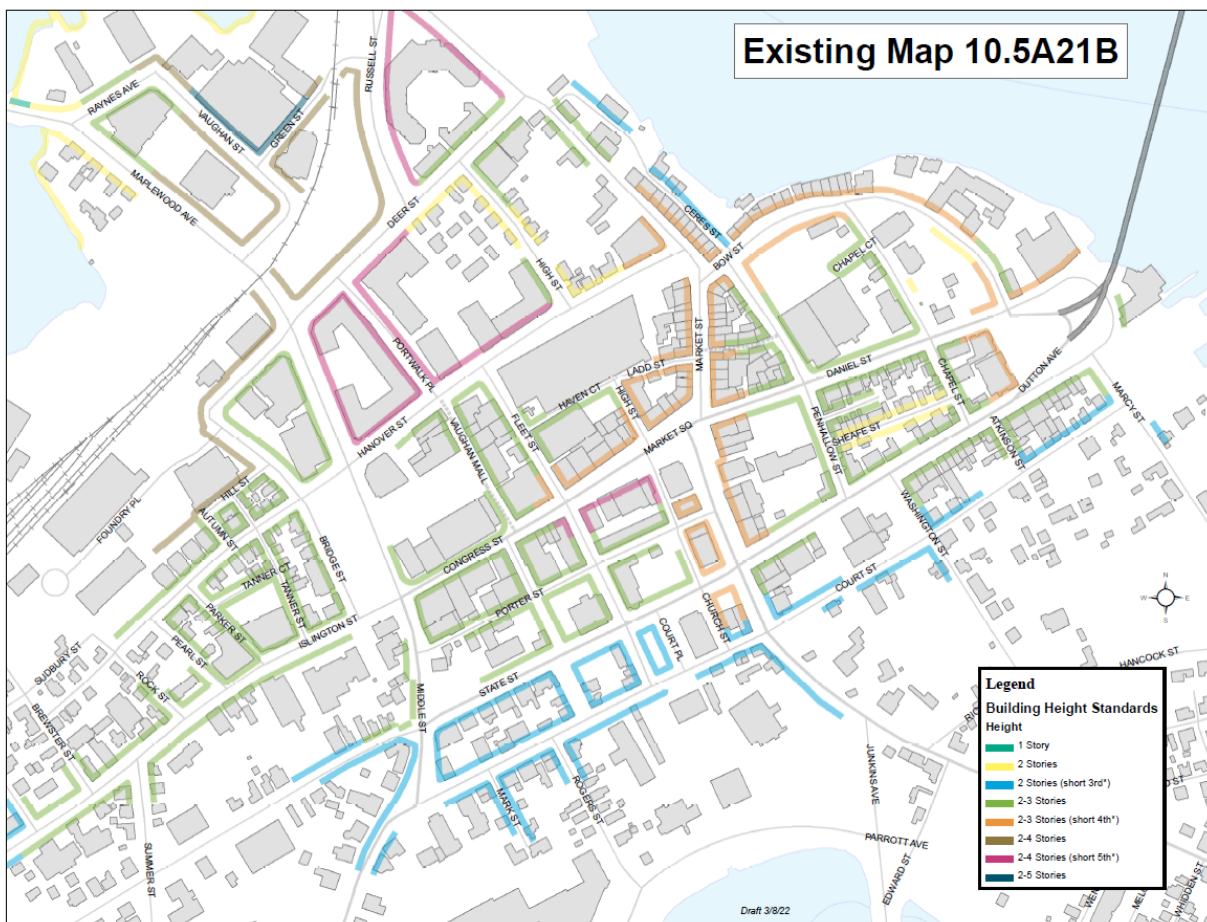


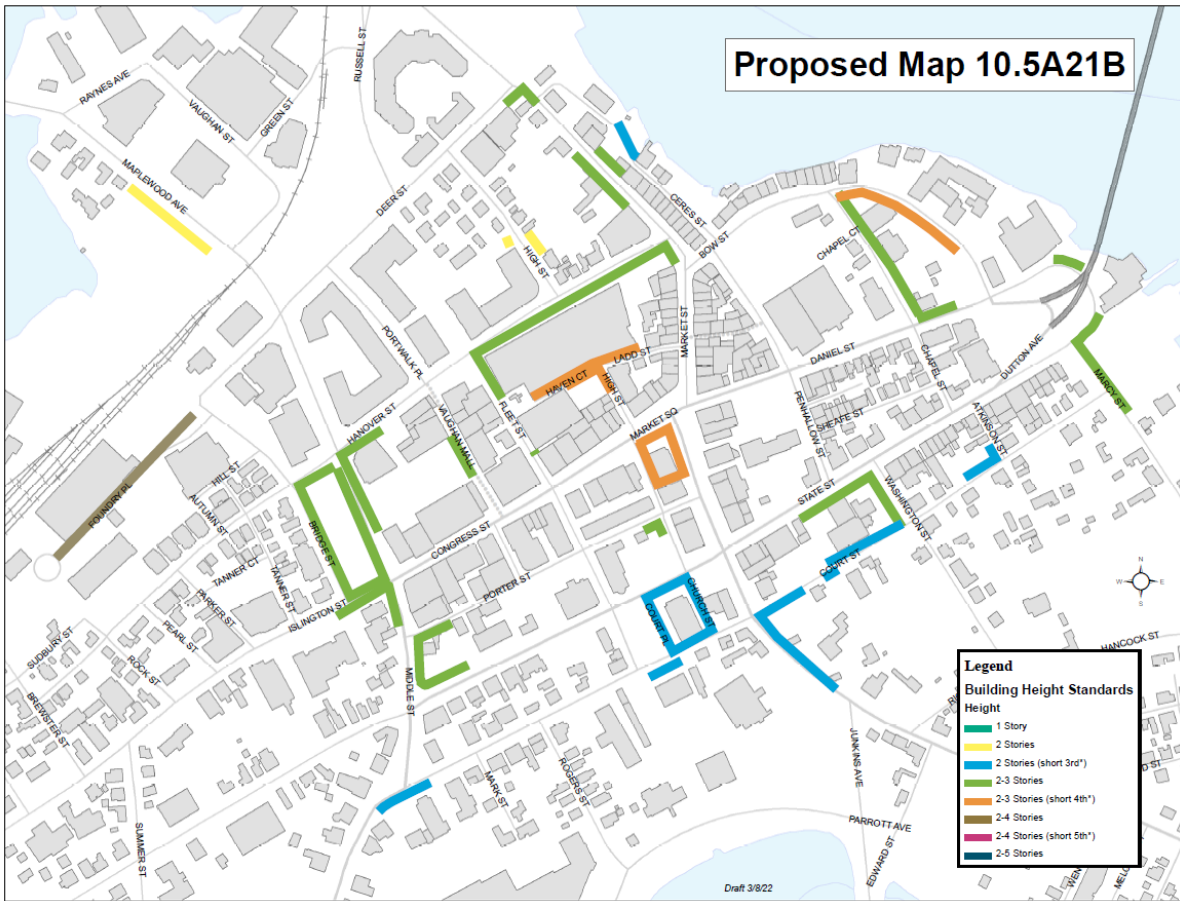
RE: Draft Zoning Amendments – Building Height Standards

1. Map 10.5A21B Building Height Standards

- a) Amend Map 10.5A21B to add Building Height Standards for Municipal and Civic Districts and modify or add Building Height Standards for:
 - 1. High Street and Haven Court from 2-3 Stories or 40' to 2-3 Stories (short 4th) or 45 feet;
 - 2. Foundry Place to 2 – 4 stories or 50 feet; and
 - 3. All civic and municipal properties to match the adjacent maximum building heights.



Existing Building Height Map



Proposed Amendments to the Building Height Map

- b) Amend Map 10.5A21B to correct the reference to the North End and West End Incentive Overlay Districts as follows:

The maximum building height within the North End and West End Overlay Districts may be increased pursuant to Section 10.5A476.

2. Building Height Standards

Amend Section 10.5A21.21 as follows:

10.5A21.21 Assignments for specific **building height** require a building to have no more than the designated maximum number of **stories** or the maximum height in feet (whichever is lower) and no less than the designated minimum number of **stories**.- Subject to review under Section 10.630, within the Historic District, the specific **building height** may be lower than the maximum designated number of **stories** or the maximum height in feet.

Amend Section 10.5A21.21 as follows:

10.5A21.22 When a **lot** is assigned to more than one **building height** standard the **lot** shall be apportioned as follows:

- (a) A **building height** standard designated along ~~the either a~~ **front lot line** or **a street** shall apply to the portion of the **lot** that is 50 feet or less from such **lot line** or **street**.
- (b) A **building height** standard designated along a water body shall apply to the portion of the **lot** that is 100 feet or less from the mean high water line.
- (c) More than ~~50-25~~ feet from ~~either~~ **a front lot line** or **a street** and more than 100 feet from a water body, the **building height** may increase to the highest **building height** standard designated for the **lot**.
- (d) Where a **lot** has less depth from the **front lot line, street** or water body than the required minimum distances stated above, the lowest **building height** standard for the **lot** shall be applied to the required linear distance from the **lot line, street** or water body.

3. Civic Districts

Amend Section 10.5A52.40 as follows:

10.5A52.40 New structures, alterations and expansions of existing structures in the Civic district shall conform to the Development Standards for the CD4 District and are exempt from the requirements of 10.5A42 and 10.5A43 provided that all uses remain civic.

4. Definitions

Amend Section 10.1530 as follows:

Lot line, front

A boundary of **a lot** that separates the **lot** from ~~either~~ **a street** or **a public place**. In the case of a **corner lot** or a through lot or **a waterfront lot**, the ~~front lot line~~**principal front yard** shall be the line bordering ~~the a~~ **street** on which the **lot** has its address. A **corner lot** or a **through lot** or a waterfront lot shall have ~~two~~**multiple front lot lines**.

Public Place

A street, way, park, pedestrian alleyway or other community space type that provides deeded public access.

Existing Grade Plane

A reference plane representing the average existing ground level within 6 feet of the existing or proposed building. The existing grade plane shall be used to calculate the Building height.

Building height

The greatest vertical measurement between two reference points defined as follows:

- (a) The lower reference point shall be the **existing grade plane** as defined herein.
- (b) The upper reference point shall be any of the following:
 - (1) For a flat or **mansard roof**, the highest point of the roof surface;
 - (2) For a pitched, hip, or gambrel roof, the elevation midway between the level of the eaves and highest point of the roof. For this purpose, the “level of the eaves” shall mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves, but at no time shall this level be lower than the floor level of the uppermost **story** or **attic**.
- (c) A **parapet wall**, fence, railing or similar **structure** that extends more than two feet above the roof surface shall be included in the determination of **building height**, but shall not be included if it does not extend more than two feet above the roof surface.
- (d) To determine **building height**, measurements shall be taken at least every 5 feet around the entire perimeter of an **existing or proposed building**. An average is calculated from these figures and that figure shall be the **building**’s height for purposes of this Ordinance.

(See also: **existing grade plane**, **parapet wall**.)