

Attachment A

Sec. 1.5. Rules of Measurement

1.5.4. Height

A. Defined:

1. The vertical distance between the elevations of the average grade plane and the highest point of the roof. Not included in such measurements are:
 1. Cornices which do not extend more than 5 feet above the roof line;
 2. Chimneys, vents, ventilators and enclosures for machinery of elevators which do not exceed 15 feet in height above the roof line;
 3. Enclosures for tanks which do not exceed 20 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof; and
 4. Solar panels which do not extend more than 1 foot above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, unless greater extensions are allowed by special permit; and
 5. Towers, spires, domes and ornamental features.
2. No space above the maximum height shall be habitable.

B. Story. That portion of a building, any part of which is above the ground elevation, excluding basements, contained between any floor and the floor or roof next above it. **No portion of a building shall be erected which exceeds the allowed maximum number of stories or exceeds the allowed maximum height, as indicated, except as set forth in Section 1.5.4.A.1. above.**

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Proposed

Sec. 4.1. Business Districts

Sec. 4.1. Business Districts

4.1.2. B.3. Dimensional Standards

4.1.2. B.3. Dimensional Standards

B. Approval Process

B. Approval Process

3. **Stories.** A special permit is required based on stories according to the following table:

3. **Stories.** A special permit is required based on stories according to the following table:

Stories	BU1	BU2	BU3	BU4	BU5
2 stories	P	P	P	P	P
3 stories	SP	SP	P	P	P
4 stories or more	--	SP	SP	SP	SP

Stories	BU1	BU2	BU3	BU4	BU5
Stories (max) – by right	2	2	3	3	3
Stories (max) – by special permit	3	4	4	8	4

P = Allowed by Right
 SP = Special Permit by City Council Required
 -- Not Allowed

4.1.3. All Building Types in Business Districts

4.1.3. All Building Types in Business District

Height (max)	BU1	BU2	BU3	BU4	BU5
2 stories	24'	24'	36'	36'	36'
3 stories	36'	36'	36'	36'	36'
4 stories	--	48'	48'	48'	48'
5 stories	--	--	--	60'	--
6 stories	--	--	--	72'	--
7 stories	--	--	--	84'	--
8 stories	--	--	--	96'	--
Stories see also Sec. 4.1.2.B.3	3	4	4	8	4

Height (max)	BU1	BU2	BU3	BU4	BU5
Height - by Right	24'	24'	36'	36'	36'
Height – by Special Permit	36'	48'	48'	96'	48'

FAR (Max)	BU1	BU2	BU3	BU4	BU5
2 stories	1.00	1.00	--	--	--
3 stories	1.50	1.50	1.50	1.50	1.00
4 stories	--	2.00	2.00	2.00	1.50
5 stories	--	--	--	2.25	--
6 stories	--	--	--	2.50	--
7 stories	--	--	--	2.75	--
8 stories	--	--	--	3.00	--

Floor Area Ratio	BU1	BU2	BU3	BU4	BU5
Up to 2 stories	1.00	1.00	1.5	1.5	1.5
3 stories	1.50	1.50	1.50	1.50	1.00
4 stories	--	2.00	2.00	2.00	1.50
5 stories	--	--	--	2.25	--
6 stories	--	--	--	2.50	--
7 stories	--	--	--	2.75	--
8 stories	--	--	--	3.00	--

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Sec. 4.2 Mixed Use Districts

4.2.2. B.3. Dimensional Standards

B. Approval Process

3. Stories. A special permit is required based on stories according to the following table:

Stories	MU1	MU2	MU3/ TOD	MU4
2 stories	P	P	NA	P
3 stories	P	SP	NA	--
3 stories, mixed use residential	NA	NA	NA	P
4 stories	SP	SP	NA	SP
5 stories, mixed use residential	NA	NA	NA	SP

4.2.3. All Building Types in Business Districts

Building and Structure Height (max)	MU1	MU2	MU3/ TOD	MU4
2 stories	36'	24'	36' by right;	24'
3 stories	36'	36'	135' by	36'
4 stories	48'	48'	special	48'
5 stories	--	--	permit	60'
Stories (max) see also Sec. 4.2.2	3	4	4	8

FAR (Max)	MU1	MU2	MU3/ TOD	MU4
2 stories	1.50	1.00	up to 36' = 1.0	1.00
3 stories	1.50	1.50	up to 135' =	1.50
4 stories	2.00	2.00	2.4	2.00
5 stories	--	--		2.50

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Sec. 4.2 Mixed Use Districts

4.2.2. B.3. Dimensional Standards

B. Approval Process

3. Stories. A special permit is required based on stories according to the following table:

Stories	MU1	MU2	MU3/ TOD	MU4
Stories (max) – by right.	3	2	3	3
Stories (max) – by Special Permit see also sec 4.2.2	4	4	Refer to section 4.2.4	8

4.2.3. All Building Types in Business Districts

Building and Structure Height (max)	MU1	MU2	MU3/ TOD	MU4
Height - by Right	36'	24'	36'	24'
Height – by Special Permit	48'	48'	Refer to section 4.2.4	60'

Floor Area Ratio	MU1	MU2	MU3/ TOD	MU4
Up to 2 stories	1.50	1.00	1.0	1.00
3 stories	1.50	1.50	1.0	1.50
4 stories	2.00	2.00	Refer to section 4.2.4	2.00
5 stories	--	--	Refer to section 4.2.4	2.50
6 stories and above	--	--	Refer to section 4.2.4	--

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Sec. 4.3. Manufacturing Districts

4.3.2. B.3. Dimensional Standards

B. Approval Process

3. **Stories.** A special permit is required based on stories according to the following table:

Stories	LM	M
2 stories	P	P
3 stories	P	SP

4.3.3. All Building Types in Manufacturing Districts

Height (max)	LM	M
2 stories	24'	24'
3 stories	36'	36'
Stories (max) see also Sec. 4.3.2.B.3	3	3

Floor Area Ratio	LM	M
2 stories	--	1.00
3 stories	--	1.50

Proposed

Sec. 4.3. Manufacturing Districts

4.3.2. B.3. Dimensional Standards

B. Approval Process

3. **Stories.** A special permit is required based on stories according to the following table:

Stories (see also Sec 4.3.2.B.3)	LM	M
Stories (max) – by right	3	2
Height – by Special Permit	3	3

4.3.3. All Building Types in Manufacturing Districts

Height (max)	LM	M
Height - by Right	36'	24'
Height – by Special Permit	36'	36'

Floor Area Ratio	LM	M
Up to 2 stories	*	1.00
3 stories	*	1.50

* Refer to Wells Avenue deed restrictions and amendments