

ARTICLE XXIX
Height and Area Regulations

§ 180.99. Height limitations.

The height limitations set by this chapter shall be as follows:

180.99.1. No single-FAMILY DWELLING or TWO-FAMILY DWELLING shall be erected, altered or constructed to a height of more than thirty feet. **[Amended 2-7-18 by Ord. No. 1103]**

180.99.2. Except as permitted in specific districts, no MULTIPLE-FAMILY DWELLINGS shall be erected, altered or constructed to a height of more than 40 feet. **[Amended 6-18-86 by Ord. No. 709, Amended 2-7-18 by Ord. No. 1103]**

180.99.3. No commercial or non-residential BUILDING shall be erected, altered or constructed to a height of more than 60 feet in Districts C-4 and C4-S, or to a height of more than 40 feet in Districts C-2 and C2-S or to a height of more than 25 feet in District C-3, or to a height of more than 45 feet in District C-1. **[Amended 11-19-80 by Ord. No. 614, Amended 2-7-18 by Ord. No. 1103]**

180.99.4. Except those BUILDINGS specified in **§ 180.99** of this chapter, as permitted in specified conditional use criteria or in regulations elsewhere in this Chapter, no other BUILDING or STRUCTURE of any type shall be erected, altered or constructed to a height of more than 25 feet. **[Amended 2-7-18 by Ord. No. 1103]**

§ 180.100. Exceptions. [Amended 7-16-08 by Ord. No. 1011]

180.100.1. In all DISTRICTS, the height limit may be exceeded by BUILDINGS occupied exclusively as CHURCHES, CATHEDRALS or TEMPLES, provided that such BUILDINGS comply with the REQUIRED YARD AREAS and other requirements in accordance with this Chapter.

180.100.2. WIRELESS COMMUNICATIONS ANTENNAS mounted on existing structures in accordance with this Chapter.

180.100.3. WIRELESS COMMUNICATIONS TOWERS located and constructed in accordance with this Chapter.

§ 180.101. Criteria for applying height limits.

The height limitations of this chapter shall be applied as follows:

180.101.1. A cellar or basement, when designed for occupancy as part of a commercial BUILDING or MULTIPLE-FAMILY DWELLING, shall be counted as a STORY. When otherwise designed and used, it shall not be counted as a STORY. **[Amended 4-6-16 by Ord. No. 1086]**

§ 180.102. Exclusivity of required yards and open spaces.

For the purpose of complying with this chapter, no yard, court or other open space about a BUILDING or STRUCTURE shall be construed as a yard, court or other open space for another BUILDING or STRUCTURE.

§ 180.103. Permitted Encroachments into REQUIRED YARD AREAS. [Amended 3-16-83 by Ord. No. 659; amended 5-20-98 by Ord. No. 884; amended 9-20-00 by Ord. No. 917]

Certain structures shall be permitted to encroach into required yards in any residential lot in accordance with the following requirements:

180.103.1. All permitted encroachments shall be open-air structures, which shall not be enclosed at any point exclusive of a permitted railing no higher than 42 inches. The space between roof supports shall be open and absent of lattice, screen or other physical enclosures.

180.103.2. Hand rails and railings not exceeding 42 inches in height are permitted to protect walking surfaces, such as walkways, stairways and ramps.

180.103.3. Typical architectural features, including, but not limited to, bay windows, window sills, overhangs and eaves, shall be permitted to project into required yards. The cumulative projection of combined architectural features shall not exceed 48 inches, provided that no part shall be located less than 5 feet from the side property line.

180.103.4. DECKS, including stairways and steps, shall be permitted to project into the required rear yard, provided they are located at least 25 feet from the rear property line. DECKS shall not project into the required front or side yard.

180.103.5. Stairways and walkways may project from the side face of the dwelling a maximum of 4 feet, regardless of the encroachment into the required side yard.

180.103.6. STOOPS shall be permitted to project into the required front yard by no more than 8 feet, and shall not encroach the required side yard by more than 4 feet, provided that no part shall be located less than 3 feet from the side property line.

180.103.7. PATIOS and DECKS less than 12 inches above the finished grade may project into the required yard areas, provided no part is less than 5 feet from any property line.

180.103.8. STRUCTURES including walkways, stairways and ramps which provide access into the BUILDING may encroach into the required front yard area.

180.103.9. FRONT ENTRANCE - One front entrance may encroach the

required front yard in accordance with the following requirements:

180.103.9.1. The front entrance may project from the front face of a dwelling a maximum of 8 feet regardless of the encroachment into the required front yard.

180.103.9.2. No part of the front entrance shall be less than 15 feet from the front property line.

180.103.9.3. The maximum width of a front entrance shall not exceed 65% of the exterior front wall of the dwelling. For front entrance projections of 4 feet or less, the width of the front entrance shall not exceed the exterior front wall of the dwelling.

180.103.9.4. The maximum number of roof supports permitted shall be based on the structural support required, and the maximum depth or width of each roof support shall be 20 inches.

180.103.9.5. Front projections may be structurally integrated with permitted side projections.