64-33 - Special Height and Setback Regulations
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64-331 - Permitted obstructions for multi-family buildings in R3-2 and R4 Districts

The provisions of this Section shall apply without requiring a building to comply with flood-resistant construction standards as established in paragraph (a) of Section 64-12 (Applicability).

In R3-2 and R4 Districts, for all buildings, or portions thereof, subject to Section 23-60 (HEIGHT AND SETBACK REGULATIONS), except single- and two-family residences, elevator or stair bulkheads (including shafts, and vestibules not larger than 60 square feet in area providing access to a roof), roof water tanks and accessory mechanical equipment (including enclosures), other than solar or wind energy systems, shall be considered permitted obstructions to height and setback regulations, provided that:

(a) such obstructions shall be located not less than 10 feet from the street wall of a building;
(b) all mechanical equipment shall be screened on all sides;
(c) the lot coverage of all such obstructions and screening does not exceed 250 square feet or 10 percent of the lot coverage of the building, whichever is greater; and
(d) such obstructions are limited to a height of 15 feet above the maximum height of perimeter walls.

64-332 - Permitted obstructions for buildings in medium and high density districts

The provisions of this Section shall apply without requiring a building to comply with flood-resistant construction standards as established in paragraph (a) of Section 64-12 (Applicability).

In R5 through R10 Districts, and in all Commercial and Manufacturing Districts, for all buildings, the underlying regulations governing permitted obstructions to height and setback shall be modified to increase the permitted volume for elevator or stair bulkheads (including shafts, and vestibules not larger than 60 square feet in area providing access to a roof), roof water tanks and accessory mechanical equipment (including enclosures), other than solar or wind energy systems, from a maximum lot coverage of 20 percent of the lot coverage of the building to a maximum lot coverage of 30 percent of the lot coverage of the building, provided that where the maximum permitted height of a building is less than 120 feet, such obstructions are limited to a maximum height of 25 feet, and where the maximum permitted height of a building is 120 feet or greater, such obstructions are limited to a maximum height of 40 feet.

64-333 - Street wall location in certain districts

The provisions of this Section shall apply without requiring a building to comply with flood-resistant construction standards as established in paragraph (a) of Section 64-12 (Applicability).
standards as established in paragraph (a) of Section 64-12 (Applicability).

In all districts, where underlying street wall location regulations require the ground floor of a street wall to extend along the entire street frontage of a zoning lot and be located on the street line, such regulations are modified as follows:

(a) recesses, not to exceed five feet in depth from the street line, shall be permitted on the ground floor where required to provide access to the building; and

(b) up to 30 percent of the aggregate width of street walls may be recessed beyond the street line, provided any such recesses deeper than 10 feet along a wide street, or 15 feet along a narrow street, are located within an outer court. However, no recesses shall be permitted within 30 feet of the intersection of two street lines.

64-334 - Alternative height measurement for single- and two-family residences

LAST AMENDED
10/10/2013

R1 R2 R3 R4 R5

In the districts indicated, as an alternative to Section 64-131 (Measurement of height), for single- and two-family residences where flood-resistant construction elevation is between six and nine feet above curb level, building height may be measured from a reference plane nine feet above curb level, provided that at least two mitigating elements are provided from the list in Section 64-61 (Design Requirements for Single- and Two-family Residences).

64-335 - Alternative height measurement for other buildings in Residence Districts

LAST AMENDED
10/10/2013

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, as an alternative to Section 64-131 (Measurement of height), for all buildings other than single- and two-family residences, where flood-resistant construction elevation is between five and 10 feet above curb level, building height may be measured from a reference plane 10 feet above curb level, and any minimum base height requirements may be measured from curb level. Where the provisions of this Section are utilized, the standards of Section 64-622 (Lobby or non-residential use) shall be met.

64-336 - Alternative height measurement in Commercial and Manufacturing Districts

LAST AMENDED
10/10/2013

C1 C2 C3 C4 C5 C6

(a) In the districts indicated, as an alternative to Section 64-131 (Measurement of height), for all residential buildings other than single- and two-family residences, where flood-resistant construction elevation is between five and 10 feet above curb level, building height may be measured from a reference plane 10 feet above curb level, and any minimum base height requirements may be measured from curb level. Where the provisions of this Section are utilized, the standards of Section 64-622 (Lobby or non-residential use) shall be met.
(b) In the districts indicated, as an alternative to Section 64-131, for all buildings other than residential buildings and buildings containing predominantly Use Group 16, 17 or 18 uses, where street walls are within 50 feet of a street line and flood-resistant construction elevation is between five and 12 feet above curb level, building height may be measured from a reference plane 12 feet above curb level, and any minimum base height requirements may be measured from curb level. Where the provisions of this Section are utilized, the standards of Section 64-642 (Transparency requirements for buildings utilizing alternative height measurement) shall be met.