Appendix A

ILLUSTRATIONS

Part 1 - BUILDINGS

Part 2 - LOTS

Part 3 - PARKING

Part 4 - SCREENING

Part 5 - SETBACKS/YARDS

Part 1 – BUILDINGS

FIGURE 1.1 ATTACHED DWELLINGS

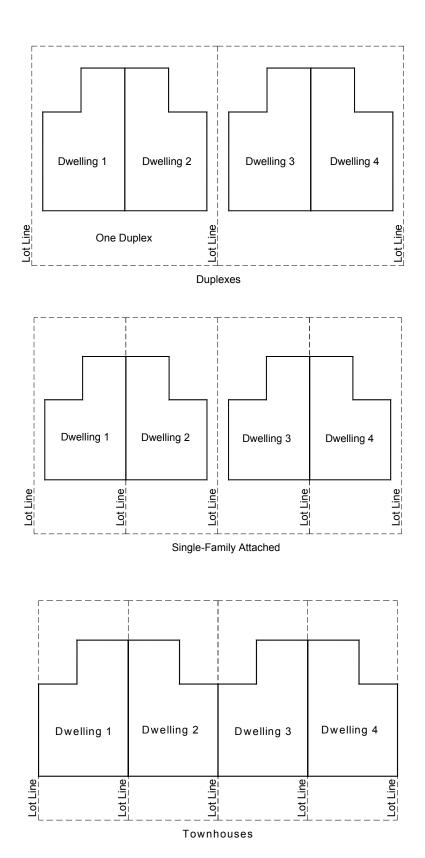


FIGURE 1.2 BUILDING ENVELOPE / IRREGULAR LOT

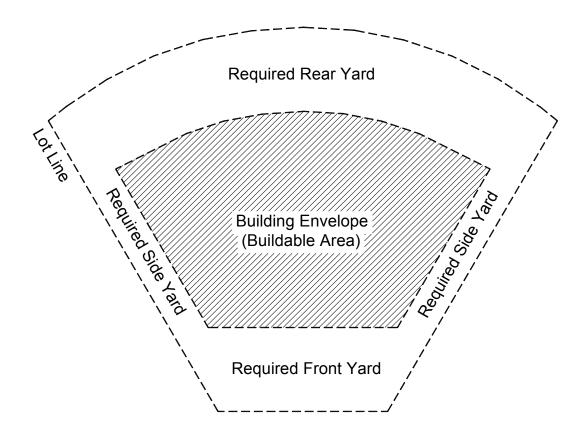
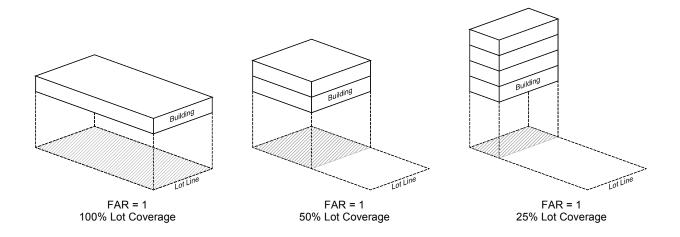


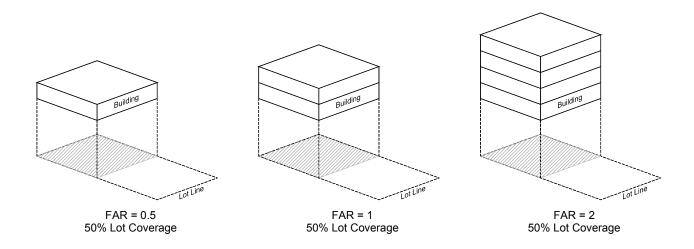
FIGURE 1.3 FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) = Total Building Floor Area/Total Lot Area

Example 1: FAR remains the same, but lot coverage changes.



Example 2: FAR changes, but lot coverage remains the same.



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Part 2 - LOTS

FIGURE 2.1 LOT DEPTH

Non-Square Lots

Lot Depth = (A+B)/2

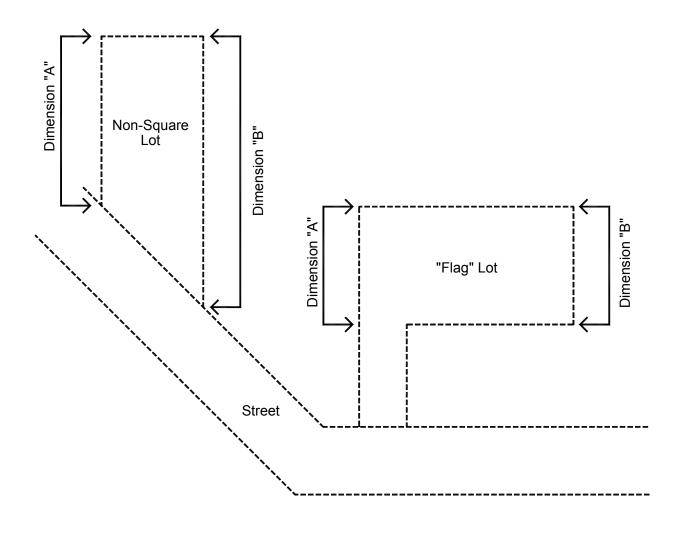


FIGURE 2.2 LOT DIMENSIONS

Lot Area = Width X Depth

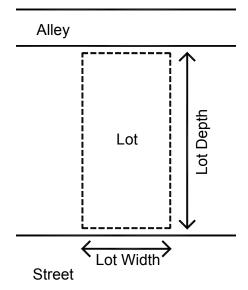


FIGURE 2.3 LOT LINES

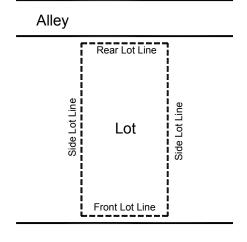


FIGURE 2.4 FRONT LOT LINE

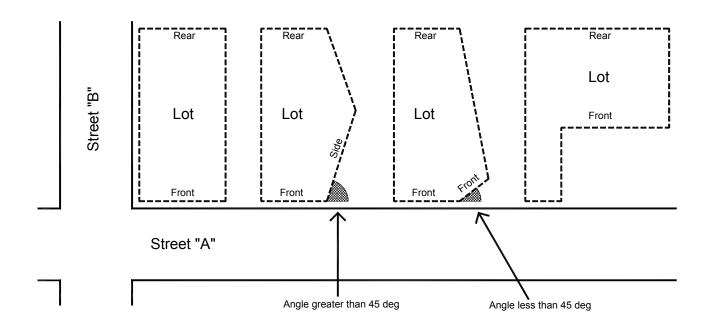


FIGURE 2.5 SIDE LOT LINE

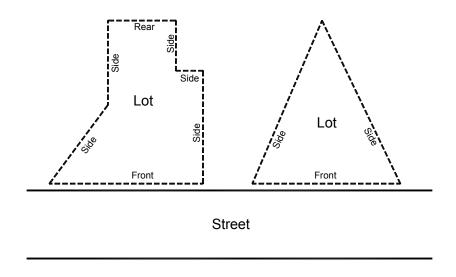


FIGURE 2.6 LOT WIDTH

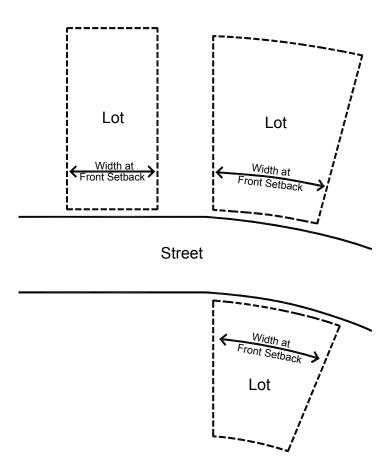
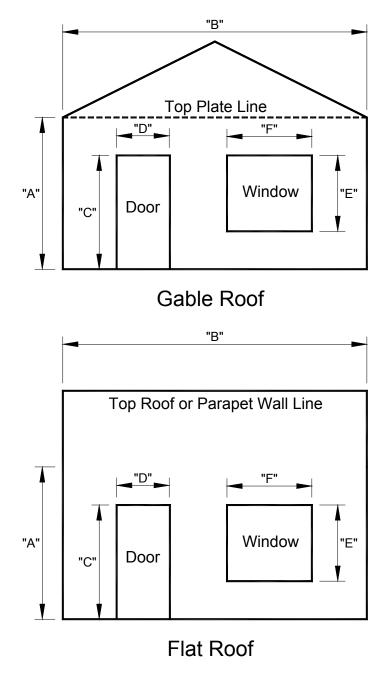


FIGURE 2.7 CALCULATION OF EXTERIOR MASONRY

(Due to the unique design of each building, there is some subjectivity to the interpretation of this. Please contact the Building Inspections Department to discuss specifics.)

Required Exterior Masonry Content = Area of exterior walls (below top plate line) minus area of doors (including garage doors) and windows, times the content requirement of the applicable zoning district.

 $\{[(A \times B)] - [(C \times D) + (E \times F)]\}$ x requirement per zoning district



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Part 3 – PARKING

Figure 3.1 Parking/Alternate Landscape Area

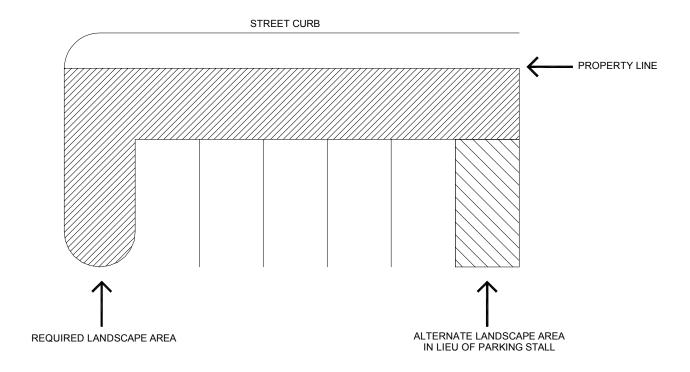


FIGURE 3.2 PARKING/REDUCTION OF PAVED AREA

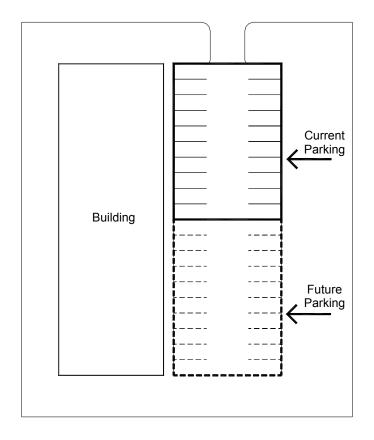


Figure 3.3 Off-Street Loading/Setback from Street (see Article XXIV, Section D, Part 2)

Dimensions -

Light Truck: "T" = 45 feet min.; "W" = 10 feet min.

Medium Truck: "T" = 80 feet min.; "W" = 11 feet min.

Large Truck: "T" = 115 feet min.; "W" = 12 feet min.

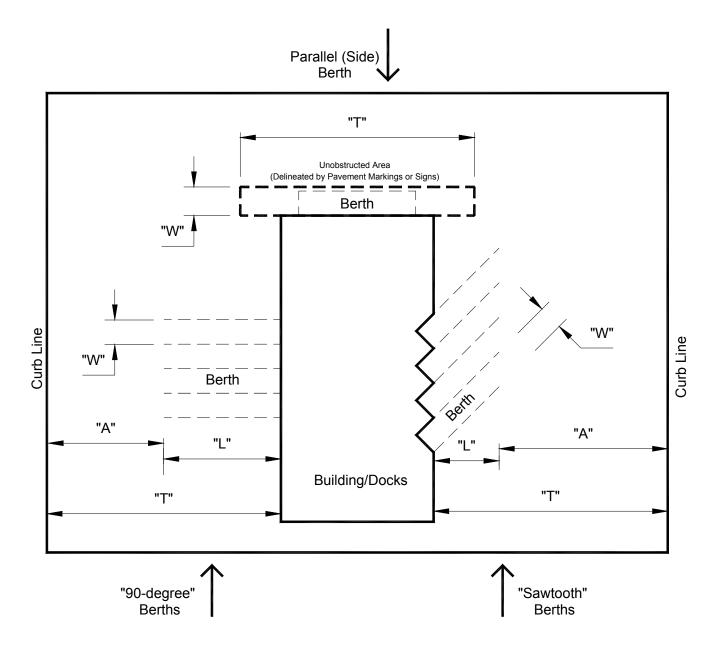
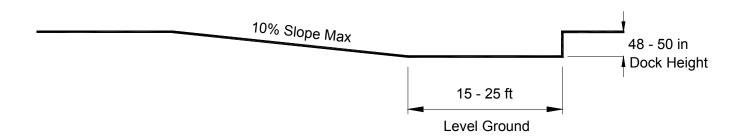


Figure 3.4
Apron Cross Section, Driveway Obstruction
(See Article XXIV, Section D, Part 2)



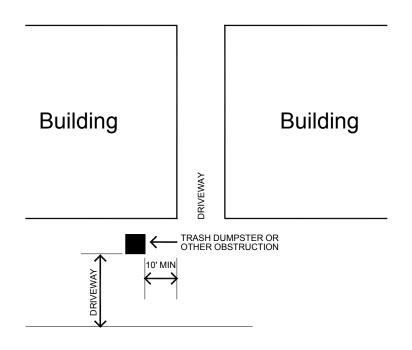


Figure 3.5 Encroachment into Manuevering Aisle

Stacking aisle or stacking spaces shall not encroach upon a maneuvering aisle or fire lane.

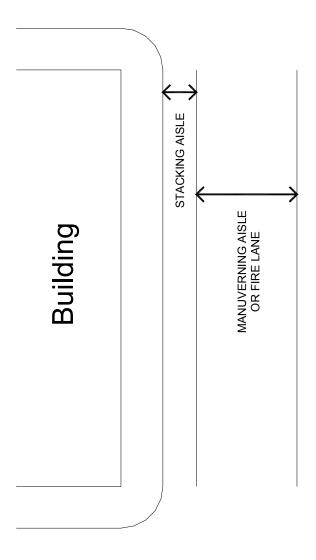
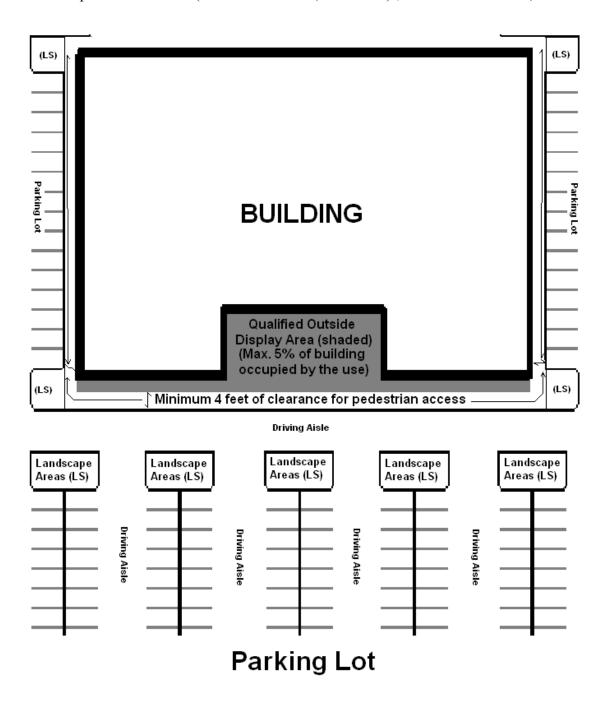


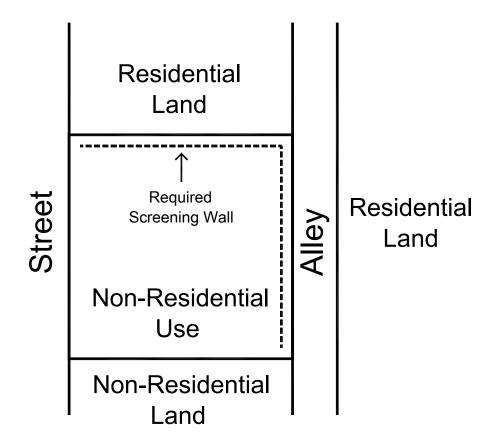
Figure 3.6 Outside Display

A minimum 4 feet of clearance shall be maintained between parking areas and the building to allow for pedestrian access (See Article XXVI, Section B) (Ord. No. 3439, 05/03/11).



Part 4 - SCREENING

Figure 4.1 Screening



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Part 5 - SETBACKS/YARDS

FIGURE 5.1 FRONT YARD / DIVIDED FRONTAGE

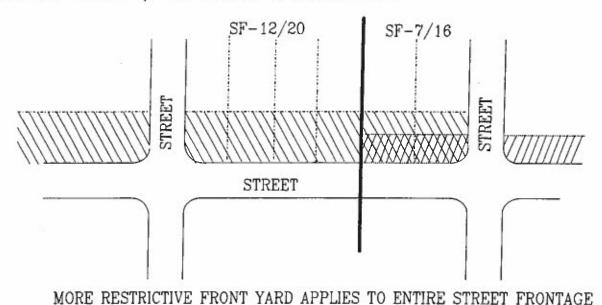


FIGURE 5.2 FRONT YARD / DOUBLE FRONTAGE

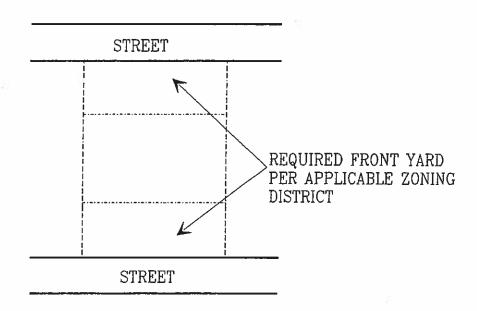


FIGURE 5.3 FRONT YARD / MEASUREMENT

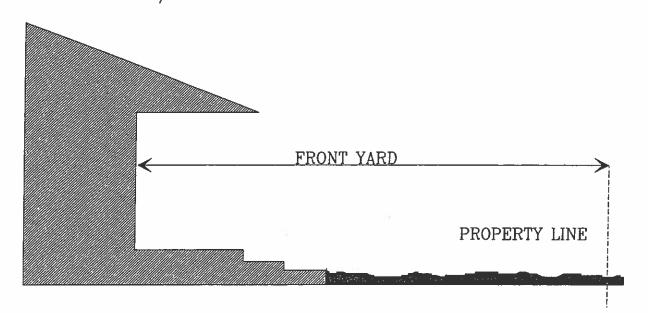


FIGURE 5.4 FRONT YARD / (MF) DISTRICTS

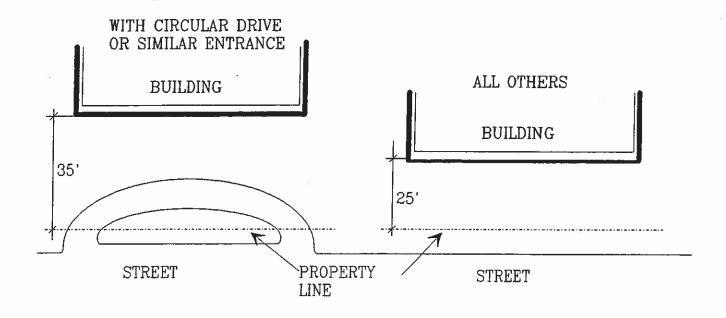
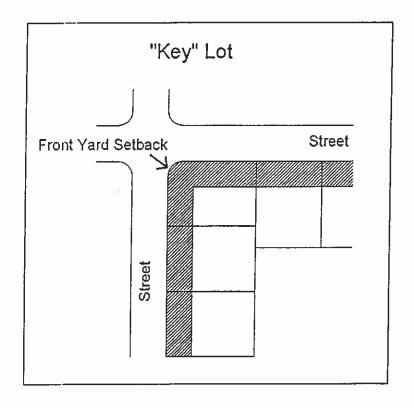


FIGURE 5.5 FRONT YARD/CORNER LOT



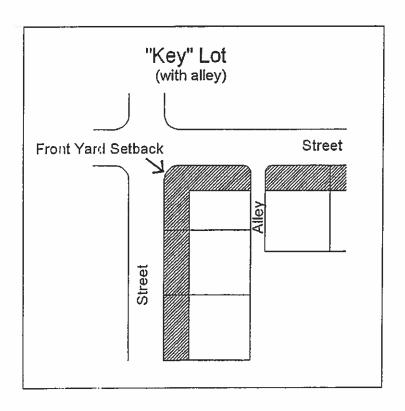


FIGURE 5.6 SETBACK / YARD

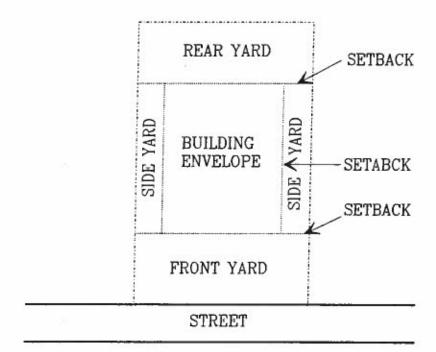


FIGURE 5.7 SETBACK/HEIGHT ENVELOPE-REAR YARD (0-1), (0-2), (0-3), (0-4) DISTRICTS

REAR YARD SETBACK abutting single-family zoned property without windows facing the single-family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, which face any single-family zoned property.

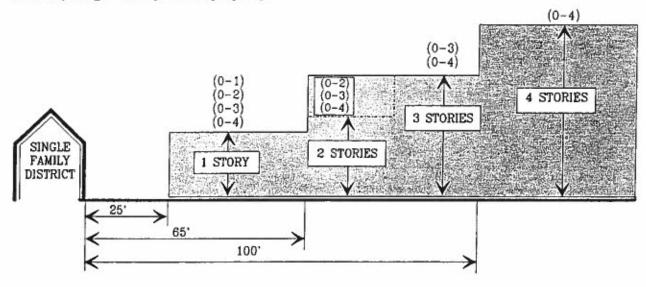


FIGURE 5.8 SETBACK/HEIGHT ENVELOPE-REAR YARD (0-1), (0-2), (0-3), (0-4) DISTRICTS

REAR YARD SETBACK abutting single-family zoned property with windows facing the single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.

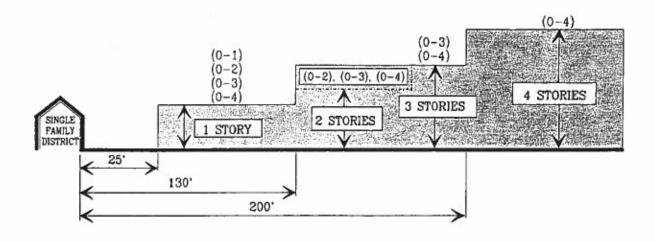


FIGURE 5.9 SETBACK/HEIGHT ENVELOPE-REAR YARD (LC), (HC), (FWY), (IP), (LI), (HI) DISTRICTS

REAR YARD SETBACK abutting single-family zoned property without windows facing the single-family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, which face any single-family zoned property.

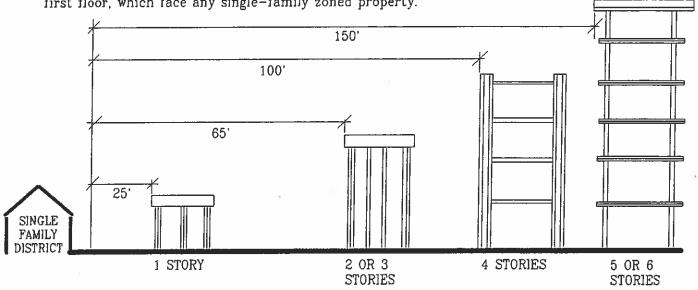


FIGURE 5.10 SETBACK/HEIGHT ENVELOPE-REAR YARD (LC), (HC), (FWY), (IP), (LI), (HI) DISTRICTS

REAR YARD SETBACK abutting single—family zoned property with windows facing the single—family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.

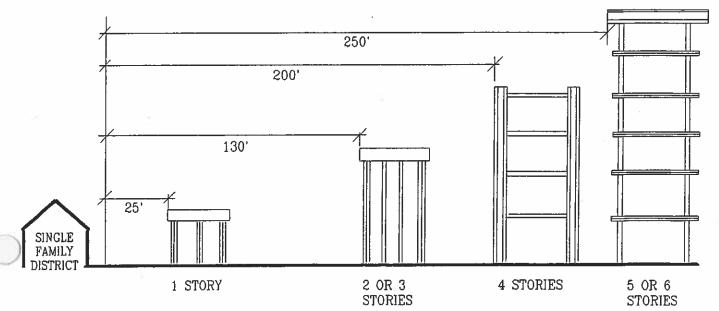


FIGURE 5.11 SETBACK/HEIGHT ENVELOPE-SIDE YARD (0-1), (0-2), (0-3), (0-4) DISTRICTS

SIDE YARD SETBACK abutting single-family zoned property without windows facing the single-family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, which face any single-family zoned property.

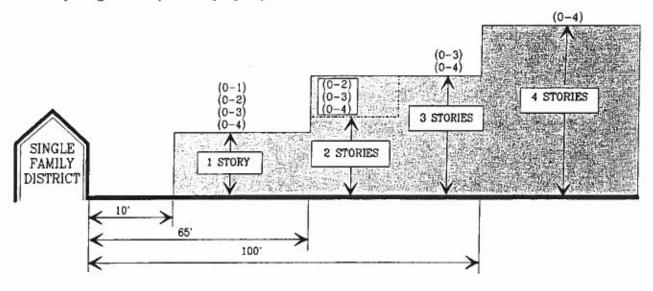


FIGURE 5.12 SETBACK/HEIGHT ENVELOPE-SIDE YARD (0-1), (0-2), (0-3), (0-4) DISTRICTS

SIDE YARD SETBACK abutting single-family zoned property with windows facing the single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.

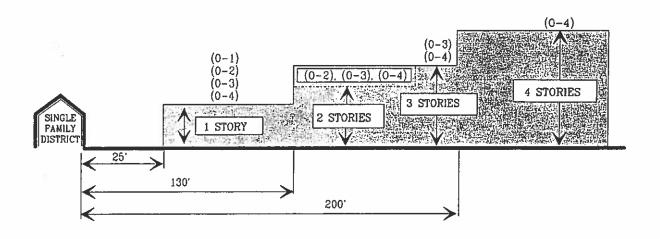


FIGURE 5.13 SETBACK/HEIGHT ENVELOPE-SIDE YARD (LC), (HC), (FWY), (IP), (LI), (HI) DISTRICTS

SIDE YARD SETBACK abutting single-family zoned property without windows facing the single-family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, which face any single-family zoned property.

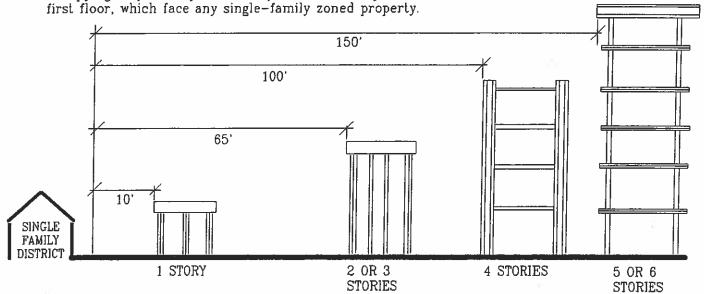


FIGURE 5.14 SETBACK/HEIGHT ENVELOPE-SIDE YARD (LC), (HC), (FWY), (IP), (LI), (HI) DISTRICTS

SIDE YARD SETBACK abutting single-family zoned property with windows facing the single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.

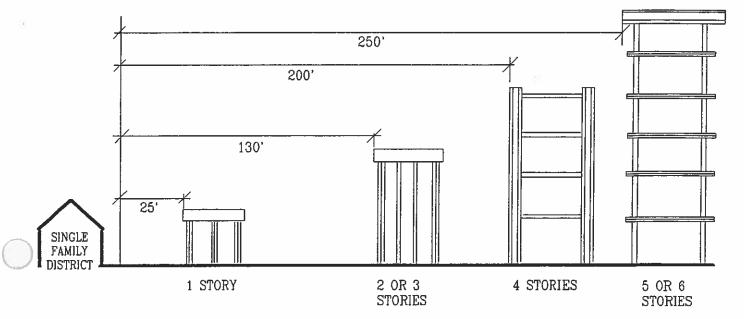
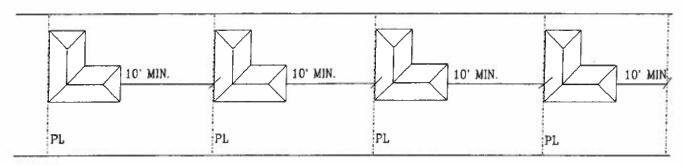
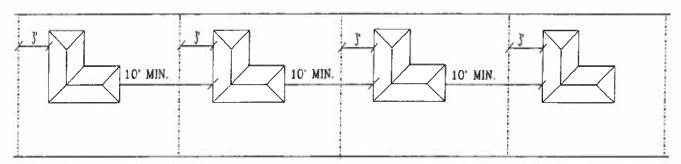


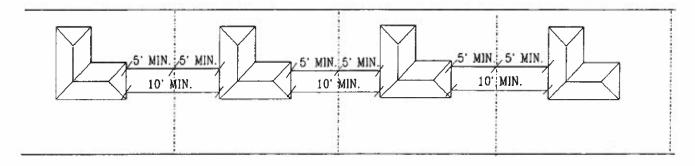
FIGURE 5.15 SIDE YARD / PATIO HOME DISTRICT



EXTERIOR SIDE WALL COINCIDENT WITH PROPERTY LINE



EXTERIOR SIDE WALL THREE (3') FEET FROM THE PROPERTY LINE

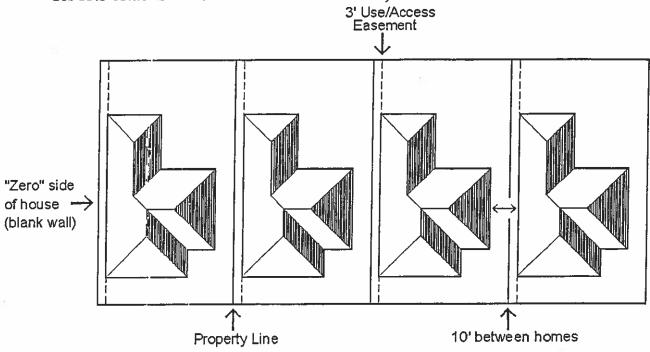


PATIO HOME CENTERED ON THE LOT

FIGURE 5.15a

(PH) Patio Home District

for lots established on or after December 15, 1998





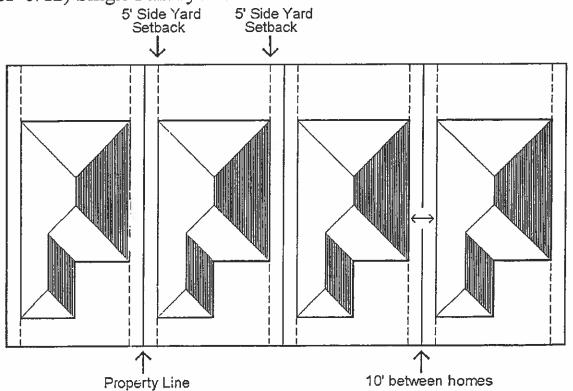


FIGURE 5.16 SIDE YARD / ZERO LOT LINE COMMERCIAL & INDUSTRIAL USES

