**Proposed Text Regulation Changes – Building Stories**

 **Public Hearing – March 1, 2016**

**1. EXISTING TEXT:**

Sec. 3.1.4.1 Figure 2 - Bldg. Height Stories 3 3 3

**PROPOSED TEXT:**

Sec. 3.1.4.1  ~~Figure 2 - Bldg. Height Stories 3 3 3~~ (Delete with no substitutions)

**REASON FOR CHANGE:**

To lessen confusion as to what is considered an attic, when it is a story, between zoning and the building code.

**2. EXISTING TEXT:**

|  |
| --- |
| Sec. 3.2.4.3 (1) (a) Stories - 3 Stories |
| Sec. 3.2.4.3 (1) (b) Feet - 35 feet |

 **PROPOSED TEXT:**

|  |  |
| --- | --- |
| **Sec.** ~~3.2.4.3 (1) (a) Stories - 3 Stories~~  **(Delete with no substitution)**

|  |
| --- |
|  |

 |
| **Sec.** ~~3.2.4.3 (1) (b) Feet - 35~~ feet DELETE & ADD "35 Feet" into box next to (1) Maximum Building Height |

**REASON FOR CHANGE:**

To lessen confusion as to what is considered an attic, when it is a story, between zoning and the building code.

**3. EXISTING TEXT:**

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| --- |
|  **Sec. 3.3.4.3 (3) (b)** Height : Not to exceed 3 stories excluding basements, nor 35 feet.  |

**PROPOSED TEXT:**

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| --- |
| **Sec. 3.3.4.3 (3) (b)** ~~Height : Not to exceed 3 stories excluding basements, nor 35 feet.~~ **Replace with: *Building height not to exceed 35 feet. (new)*** |
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**REASON FOR CHANGE:**

To lessen confusion as to what is a story, when is it a story, between zoning and the building code.

**Proposed Text Regulation Changes – Building Stories (cont’d)**

4. **EXISTING TEXT:**

**Sec. 3.4.4.3** Building Requirements: Height No building or structure shall exceed three (3) stories or 35 feet in heights.

**PROPOSED TEXT:**

**Sec. 3.4.4.3** Building Requirements: Height: No building or structure shall exceed ~~three (3) stories or~~ 35 feet in height.

**REASON FOR CHANGE:**

To lessen confusion as to what is a story, when is it a story, between zoning and the building code.

5. **EXISTING TEXT:**

|  |
| --- |
| **Sec. 3.7.4.3(3)** Height: No building or structure shall exceed two (2) stories nor fifty (50) feet in height, provided that such building or structure shall be setback from all abutting streets and properties a distance equal to or greater than the actual height of such building or structure. |
|  |

**PROPOSED TEXT:**

**Sec. 3.7.4.3(3)** Height: No building or structure shall exceed *~~two (2) stories nor~~* fifty (50) feet in height, provided that such building or structure shall be setback from all abutting streets and properties a distance equal to or greater than the actual height of such building or structure.

**REASON FOR CHANGE:**

All the wording in the Building Requirement Section of each zone will read the same way, “Height Requirement Only”.

6. **EXISTING TEXT:**

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| **Sec. 3.17.4.3(3)** Height: No building or structure shall exceed three (3) stories or 40 feet in height. |
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**PROPOSED TEXT:**

**Sec. 3.17.4.3(3)** Height: . No building or structure shall exceed ~~three (3) stories or~~ 40 feet in height.

**Proposed Text Regulation Changes – Building Stories (Cont’d)**

**REASON FOR CHANGE:**

All the wording in the Building Requirement Section of each zone will read the same way, “Height Requirement Only”.

7. **EXISTING TEXT:**

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| --- |
| **Sec. 3.19.2.1(6)** No building shall exceed three (3) stories or forty (40) feet in height.**PROPOSED TEXT:**  |
|  **Sec. 3.19.2.1(6)** No building shall exceed ~~three (3) stories or~~ forty (40) feet in height. |
|  |

**REASON FOR CHANGE:**

All the wording in the Building Requirement Section of each zone will read the same way, “Height Requirement Only”.

8. **EXISTING TEXT:**

|  |
| --- |
| **Sec. 3.19.2.2(5)(a)** No building shall exceed three (3) stories or forty (40) feet in height.  |
|  |

**PROPOSED TEXT:**

**Sec. 3.19.2.2(5)(a)** No building shall exceed ~~three (3) stories or~~ forty (40) feet in height.

**REASON FOR CHANGE:**

All the wording in the Building Requirement Section of each zone will read the same way, “Height Requirement Only”.

9. **EXISTING TEXT:**

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| --- |
|  **Sec. 3.20.4.3(3)** Height: No building or structure shall exceed 5 stories or 60 feet in height.  |
|  |
| **Proposed Text Regulation Changes – Building Stories (cont’d)** |

**PROPOSED TEXT:**

**Sec. 3.20.4.3(3)**  Height: No building or structure shall exceed ~~5 stories or~~ 60 feet in height.

**REASON FOR CHANGE:**

All the wording in the Building Requirement Section of each zone will read the same way, “Height Requirement Only”.

10.  **EXISTING TEXT:**

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| --- |
| **Sec. 3.22.4.3(3)** Height: No building or structure shall exceed 10 stories or 120 feet in height.  |
|  |

**PROPOSED TEXT:**

**Sec. 3.22.4.3(3)**  Height: No building or structure shall exceed ~~10 stories or~~ 120 feet in height.

**REASON FOR CHANGE:**

All the wording in the Building Requirement Section of each zone will read the same way, “Height Requirement Only”.

11. **EXISTING TEXT:**

**Section 11** Definitions: ATTIC - An unfinished space between the roof framing of a building and the ceilings of the rooms below. Any attic that has access by means of a stairway, and where a height of six (6) feet or more is achieved in an area that is ten (10) feet or more in width and has a length equal to 50% or more of the total building length may be determined to be habitable space by the Board.

**PROPOSED TEXT:**

 ~~Section 11. Definitions: ATTIC - An unfinished space between the roof framing of a building and the ceilings of the rooms below. Any attic that has access by means of a stairway, and where a height of six (6) feet or more is achieved in an area that is ten (10) feet or more in width and has a length equal to 50% or more of the total building length may be determined to be habitable space by the Board.~~ **Delete With No Substitutions**

 **REASON FOR CHANGE:**  To lessen confusion as to what is considered an attic, when it is a story, between the zoning and the building code.