

Approved Text Regulation Changes – Building Stories
Approved: March 1, 2016 ----- Effective March 18, 2016

1. EXISTING TEXT:

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

NEW (OR DELETED) 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

NEW OR DELETED 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:

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

NEW TEXT:

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)***

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.

NEW 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.

NEW 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:

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

NEW 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:

Sec. 3.19.2.1(6) No building shall exceed three (3) stories or forty (40) feet in height.

NEW 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.

NEW 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:

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)

NEW 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:**

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

NEW 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.

NEW OR DELETED 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.