



# **Text Amendment #2018-0011 Height and Front Setback Regulations**

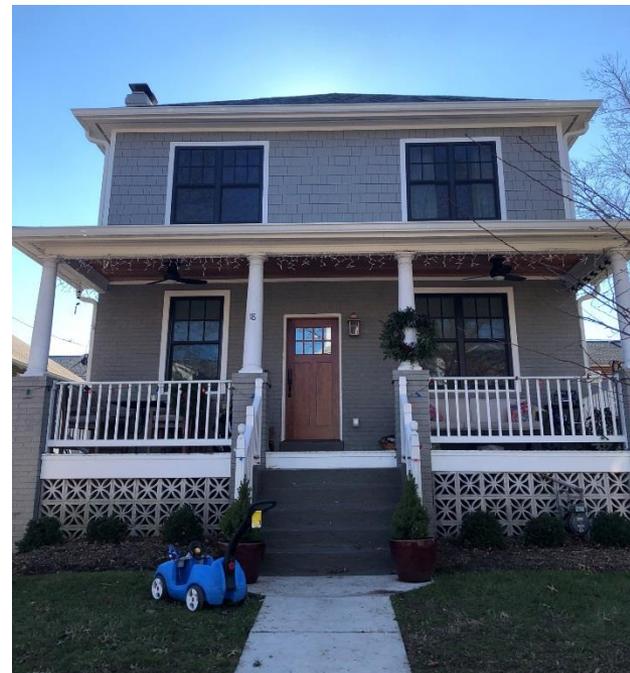
City Council  
February 23, 2019

# Proposed Amendments

- Height and height measurements
- Front yards
- Threshold Height
- Block face measurements

# Current Rules: Height

- 25 feet height limit OR
- Average height of surrounding houses within block face plus 20%
- SUP available for additional height





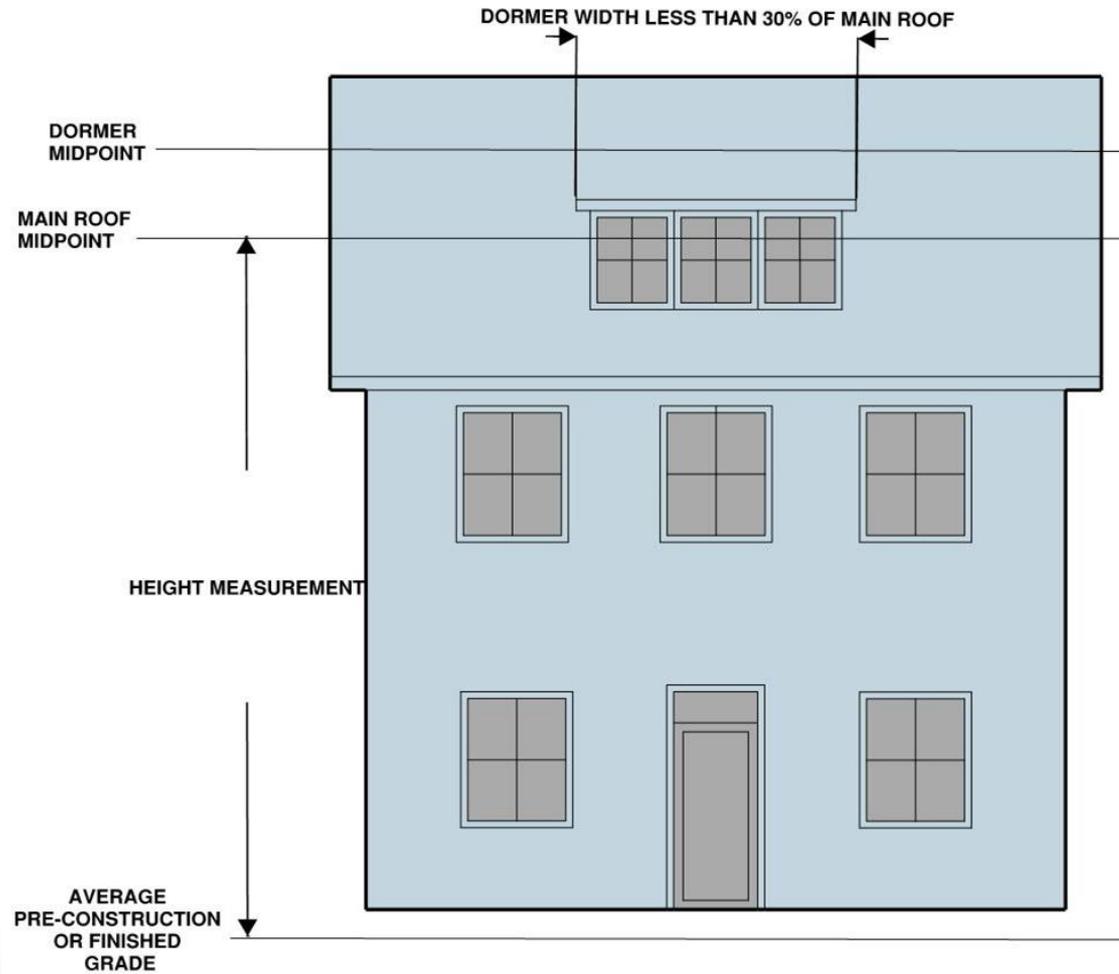
# Current Rules: Height Measurements

- Starting point is average pre-construction or finished grade except for establishing height to setback ratios
- Dormers included
- Rooftop mechanical equipment and structures permitted beyond height maximums (all buildings and zones)

# Recommendations: Height

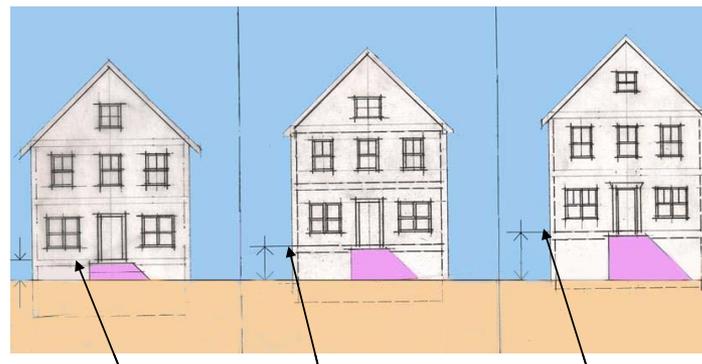
- Increase maximum height to 30 feet
- Establish special exception process for additional height between 30 and 35 feet
- Eliminate block face average for height
- Exclude dormers from overall height limits
- Use average pre-construction grade only for infill properties
- Allow additional rooftop structures to be excluded from height (all buildings and zones)

# Dormers



# Current Rules: Front Yards and Threshold Heights

- Average front setback of surrounding houses within block face determines front yard requirement
- Average threshold height of surrounding houses within block face determines maximum threshold height



Average  
Threshold  
Height (5 feet)

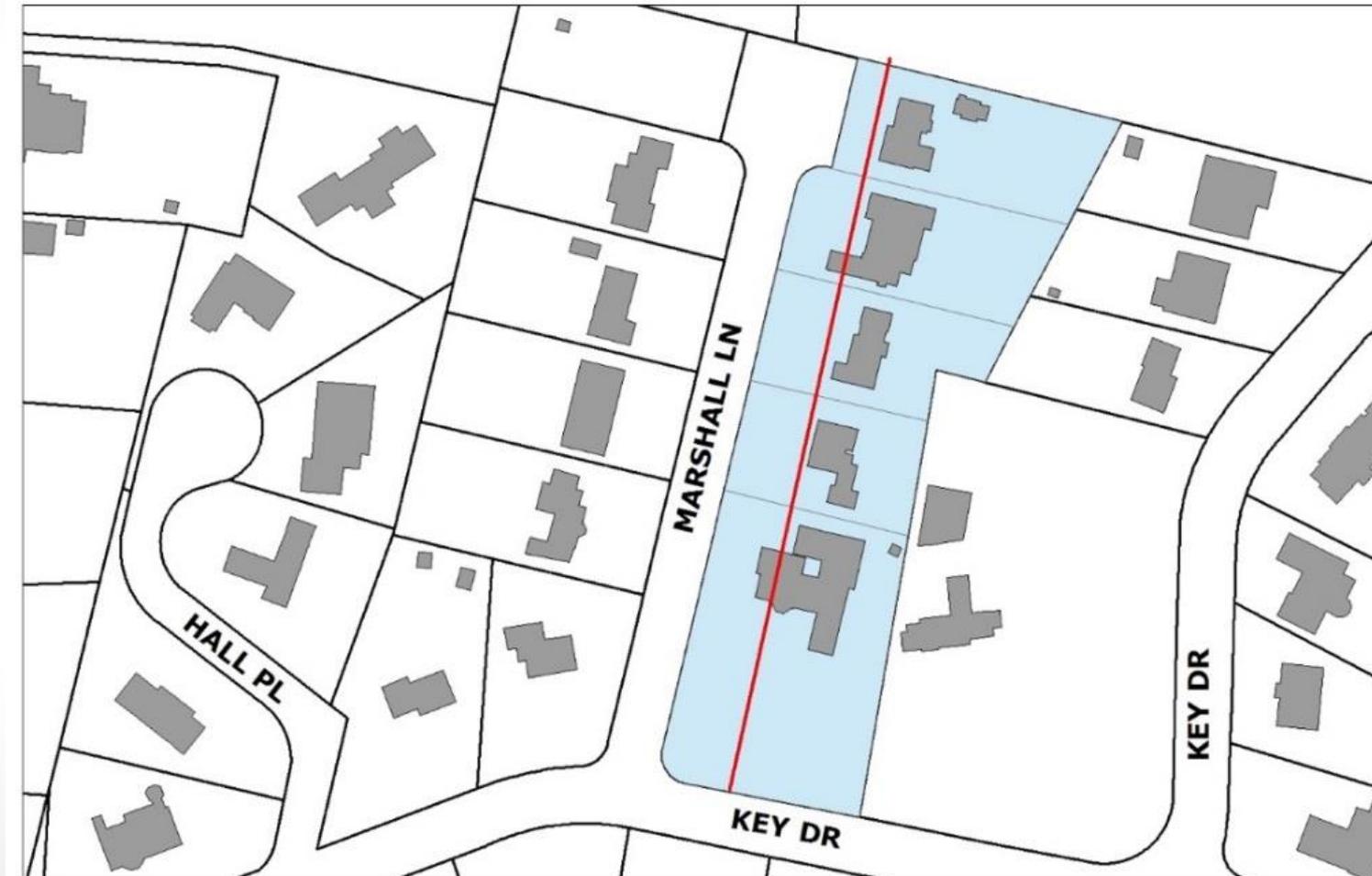
20% Above  
Average Threshold  
Height (6 feet)

Requires SUP  
for Greater  
than 20%  
Average  
Threshold  
Height (8 feet)

# Uniform Block Face



# Irregular Block Face

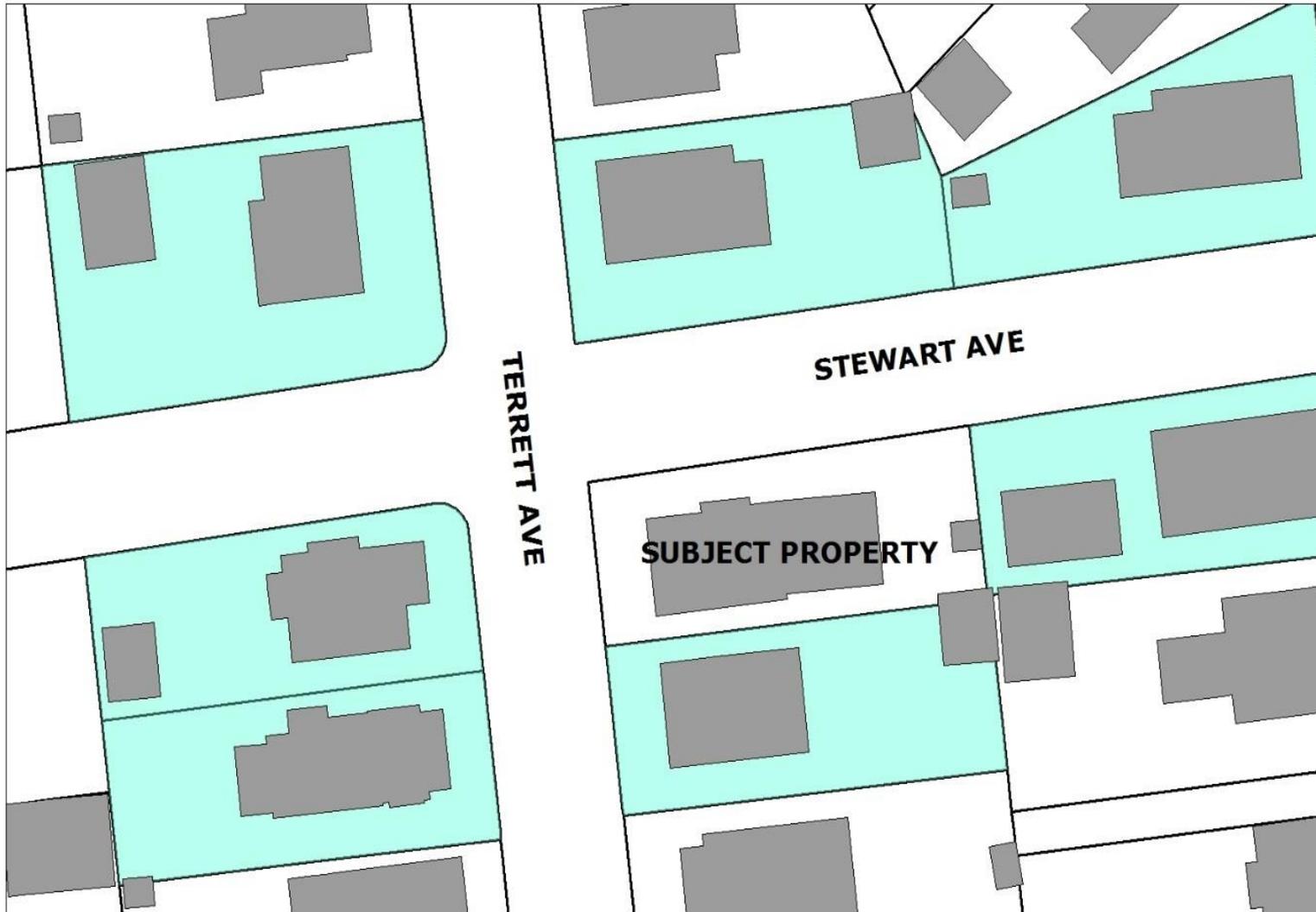




# Recommendations: Front Yards and Threshold Heights

- Redefine block face
- Establish new front yard setback requirement that sets an allowable range
- Establish new threshold height

# Contextual Block Face: Corner Lot



# Contextual Block Face: Interior Lot



# Outreach

- First Public Meeting: October 2, 2018
- Del Ray Civic Association Land Use Committee (by invitation): November 13, 2018
- Second Public Meeting: November 14, 2018
- Comment period on P&Z website: November 20 through December 7



# **Planning Commission INITIATED and RECOMMENDED APPROVAL**