

## Exhibit A

**Table 17.12.020A**  
**SINGLE-FAMILY AND TWO-FAMILY DWELLINGS**

<b>Zoning District</b>	<b>Minimum Lot Area (in sq. ft.)</b>	<b>Maximum Building Coverage</b>	<b>Minimum Rear Setback (in ft.)</b>	<b>Minimum Side Setback (in ft.)</b>	<b>Maximum Height</b>
RS30, R30	30,000	0.30	20	15	2.5 stories See Note 6
RS20, R20	20,000	0.35	20	10	2.5 stories See Note 6
RS15, R15	15,000	0.35	20	10	2.5 stories See Note 6
RS10, R10	10,000	0.40	20	5	2.5 stories See Note 6
R8, R8-A	8,000	0.45	20	5	2.5 stories See Note 6
RS7.5, RS7.5-A	7,500	0.45	20	5	2.5 stories See Note 6
R6, R6-A	6,000	0.50	20	5	2.5 stories See Note 6
RS5, RS5-A	5,000	0.50	20	5	2.5 stories See Note 6
RS3.75, RS3.75-A	3,750	0.60	20	3	2.5 stories See Note 6

Note 6: Maximum height to eave/parapet limited to 24 feet; maximum height to roof line limited to 35 feet, excluding elevator or stair bulkheads and chimneys or flues.

Note 7: For all districts, height shall be measured from the average grade plane post-development.

## R/RS Changes: Track Changes

Section 1. That Section 17.04.060 of the Metropolitan Code is amended by inserting the following definition:

- “Story, Half” (Syn. Attic Story). A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (Example: 2.5). This space shall be considered a full story when its top wall plates, on at least two opposite exterior walls, are greater than four (4) feet above the floor of such story.

Section 2. That Section 17.12.020 of the Metropolitan Code is amended by changing portions of Table 17.12.020A as shown in Exhibit A.

**Table 17.12.020A**  
**SINGLE-FAMILY AND TWO-FAMILY DWELLINGS**

<b>Zoning District</b>	<b>Minimum Lot Area (in sq. ft.)</b>	<b>Maximum Building Coverage</b>	<b>Minimum Rear Setback (in ft.)</b>	<b>Minimum Side Setback (in ft.)</b>	<b>Maximum Height</b>
RS30, R30	30,000	0.30	20	15	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
RS20, R20	20,000	0.35	20	10	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
RS15, R15	15,000	0.35	20	10	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
RS10, R10	10,000	0.40	20	5	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
R8, R8-A	8,000	0.45	20	5	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
RS7.5, RS7.5-A	7,500	0.45	20	5	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
R6, R6-A	6,000	0.50	20	5	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
RS5, RS5-A	5,000	0.50	20	5	<del>3 stories</del> 2.5 stories <u>See Note 6</u>
RS3.75, RS3.75-A	3,750	0.60	20	3	<del>3 stories</del> 2.5 stories <u>See Note 6</u>

Note 6: Maximum height to eave/parapet limited to 24 feet; maximum height to roof line limited to 35 feet, excluding elevator or stair bulkheads and chimneys or flues.

Note 7: For all districts, height shall be measured from the average grade plane post-development.

Section 3. That Section 17.12.060 of the Metropolitan Code is hereby amended by deleting Subsection B in its entirety and replacing it with the following:

B. Special Height Regulations for ~~Single-Family and Two-Family Dwellings~~

Accessory Structures outside of an Accessory Structure Overlay District.

1. ~~Single-family and two-family dwellings shall not exceed three stories.~~ On all lots with a lot size less than forty thousand square feet, accessory structures other than detached accessory dwelling units shall not exceed one story or sixteen feet in height.
2. On all lots with a lot size with of at least forty thousand square feet ~~or more~~, accessory structures other than detached accessory dwelling units located to the rear of the principal dwelling may be two stories or twenty-four feet in height provided that the full side and rear setbacks required by the applicable district are provided.
3. If not ~~so~~ established in historic overlay districts, the zoning administrator shall establish height regulations based upon the recommendation of the historic zoning commission.

Section 4. That Section 17.12.060 of the Metropolitan Code is hereby amended by deleting Subsection C in its entirety and replacing it with the following:

C. Special Height Regulations for Single-Family and Two-Family Dwellings Accessory Structures Within the Urban Zoning Overlay District.

1. ~~Single-family and two-family dwellings shall not exceed three stories to a maximum height of forty five feet. Maximum height shall be measured from either the finished grade or, if present, from the ceiling of an exposed basement not more than seven feet above the finished grade. Finished grade shall be determined based on the average elevation of the four most exterior corners of the structure, to the eave or roof deck. Finished grade is the final ground elevation.~~
1. On all lots with a size less than forty thousand square feet, an accessory structure other than a detached accessory dwelling unit located to the rear of the principal dwelling may have vertical walls rising no higher than sixteen feet from the side and rear setback lines. The roof on the structure shall rise from the side walls at a roof pitch no steeper than the predominant roof pitch of the principal dwelling, except that the vertical walls may extend to the underside of the roof at the gable end of a gabled roof. The top elevation of an accessory structure shall not exceed the top elevation of the principal dwelling.
2. On all lots with a lot size of at least forty thousand square feet, an accessory structure other than a detached accessory dwelling unit located to the rear of the principal dwelling may have vertical walls rising no higher than twenty-four feet in height exclusive of a pitched roof, provided that the full side and rear setbacks required by the applicable district are provided. The top elevation of an accessory structure shall not exceed the top elevation of the principal dwelling.
3. If not ~~so~~ established by the design standards of an historic overlay district, the zoning administrator shall establish height regulations based upon the recommendation of the historic zoning commission.

Section 5. That Section 17.16.030, subsection D, of the Metropolitan Code of Laws be deleted in its entirety and replaced with the following:

D. Two-Family Dwellings. In the AG, AR2a, R80, R40, R30, R20, R15, R10, R8 and R8-A, and R6 and R6-A districts, two-family dwellings may be permitted on any lot legally created as prescribed by state law or within an approved subdivision final plat provided the lot meets the minimum lot size standard of the district.

- ~~1. The lot is legally created; and is of record in the office of the county register prior to August 1, 1984;~~
- ~~2. The lot is created by the subdivision of a parcel of land in existence prior to August 1, 1984 into no more than three lots; or~~
- ~~3. The lot is part of a subdivision having preliminary approval by the metropolitan planning commission on or before August 15, 1984, and having commenced any substantial site development or infrastructure improvements, such as utilities and streets, and a portion of such subdivision is recorded in the office of the county register prior to April 1, 1985; or~~
- ~~4. The following:~~
  - ~~a. The lot is part of a subdivision;~~
  - ~~b. The subdivision has been approved by the metropolitan planning commission, and~~
  - ~~c. The total number of lots permitting two family dwellings within the subdivision shall be limited to not more than twenty five percent of the total number of lots within the subdivision, and~~
  - ~~d. The total number of lots within the subdivision permitting two family dwellings shall be computed by disregarding and eliminating any and all fractions of a permitted two family dwelling which results from the application of the twenty-five percent limitation to the total number of lots within the subdivision, and~~
  - ~~e. The lots permitting two family dwellings are identified on the final plat and the locations of the two family dwellings have been approved by the metropolitan planning commission so as to minimize the impact on any existing single family development, and~~
  - ~~f. The final subdivision plat has been recorded in the office of the county register; or~~
- ~~5. The lot is part of a planned unit development authorizing two family structures as enacted by the metropolitan council.~~