AMENDMENT NO. 1

TO

ORDINANCE NO. BL2025-1006

Madam President,

I move to amend Ordinance No. BL2025-1006, as follows:

I. By amending Section 1 as follows:

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

"Footprint" means the area delineated by the outer edge of the foundation of a building, any second-floor cantilevers, or carports, whichever is greater.

"Story, Hhalf" (Syn.or A"attic Sstory"). means aA 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. A dormer shall not occupy more than fifty percent of any roof face. The ridge of any dormer shall be at least two feet (2') below the roof ridge, with its sidewalls inset at least two feet (2') from the edge of the roof or the sidewalls of any other dormer and its front wall inset at least two feet (2') from the wall below.

II. By amending Section 2 to replace the existing Exhibit A with the Exhibit A attached herein.

Sponsored by:

_____

Jennifer Gamble
Member of Council

EXHIBIT A

Table 17.12.020A
SINGLE-FAMILY AND TWO-FAMILY DWELLINGS

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

Note 4: In addition to the height restrictions in ~~[~~Section~~]~~ 17.12.060, the height of two detached dwelling units on a single lot cannot exceed a ratio of 1.0 horizontal to 1.5 vertical for each structure. ~~Maximum height shall be measured from the natural grade. The natural grade shall be determined based on the average elevation of most exterior corners of the front facade, to the roof line. Natural grade is the base ground elevation prior to grading.~~ The appropriate height shall be determined by the metro historic zoning commission for properties within a historic overlay. Notwithstanding the above provisions, two-family structures legally constructed prior to the effective date of this ordinance may remove the connector required under the previous definition of two-family, regardless of the height of the units.

Note 6: Maximum height to eave/parapet limited to 24 feet; maximum height to roof ridge line limited to 35 feet, excluding elevator or stair bulkheads and chimneys or flues. If fifty percent or more of the existing structures on the same block face and oriented to the same street are more than 35 feet in height, then the maximum height is limited to 3 stories in 45 feet. Any exposed foundation in an existing structure on the same block face and oriented to the same street shall count toward the height of that structure.

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