

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article XI - Special Purpose Districts

Chapter 9 Special Hillside Preservation District

119-00 GENERAL PURPOSES

The "Special Hillside Preservation District" (hereinafter also referred to as the "Special District") established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following special purposes:

- (a) to reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
- (b) to preserve hillsides having unique aesthetic value to the public;
- (c) to guide development in areas of outstanding natural beauty in order to protect, maintain and enhance the natural features of such areas; and
- (d) to promote the most desirable use of land and to guide future development in accordance with a comprehensive development plan, and to protect the neighborhood character of the district.

* * *

119-20 PROVISIONS REGULATING TIER II SITES

* * *

119-21 Tier II Requirements

119-211 Lot coverage, floor area and density regulations

The area of a #private road# shall be excluded from the area of the #zoning lot# for the purposes of applying the applicable requirements of Sections 23-14 (Open Space and Floor Area Regulations in R1 through R5 Districts Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio) or Section 23-15 (Open Space and Floor Area Regulations in R6 through R10 Districts) as modified by this Section, and Sections 23-21 (Required Floor Area per Dwelling Unit or Floor Area per Rooming Unit) and 33-10 (FLOOR AREA REGULATIONS). For the purposes of this Section, the area of the #private road# shall include the area of the paved roadbed plus a seven-foot wide area adjacent to and along the entire length of the required curbs.

The maximum permitted percentage of #lot coverage# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

* * *

119-212

Height and setback regulations

The height and setback regulations set forth in Sections 23-~~63~~ ~~631~~ (Height and setback in R1 Through R5 Districts ~~R1, R2, R3, R4 and R5 Districts~~), 23-~~64~~ ~~632~~ (Basic Height and Setback Requirements ~~Front setbacks in districts where front yards are not required~~), 34-24 (Modification of Height and Setback Regulations), and 35-~~62~~ ~~621~~ (Height and Setback Regulations ~~Commercial Districts with an R1 through R5 Residential Equivalents~~) and 35-~~63~~ (Basic Height and Setback Modifications) shall not apply to #buildings or other structures# on #Tier II sites# within the #Special Hillside Preservation District#. In lieu thereof, the height and setback regulations set forth in this Section shall apply.

No portion of a #building or other structure# shall penetrate a plane drawn parallel to the #base plane# at a height that is shown in Table III of this Section. For #buildings# with pitched roofs, height shall be measured to the midpoint of such pitched roof. For the purposes of this Section, the #base plane#, which is a plane from which the height of a #building or other structure# is measured in R2X, R3, R4 and R5 Districts, shall also be established in accordance with the provisions of Section 12-10 (DEFINITIONS) for #buildings or other structures# in R1, R2 and R6 Districts.

TABLE III
MAXIMUM HEIGHT OF A BUILDING OR OTHER STRUCTURE

#Residence District#*	Maximum Height above #Base Plane#
R1 R2 R3 R4**	36 feet
R5**	60 feet

R6

70 feet

* or #Residence District# equivalent when the #zoning lot# is located within a #Commercial District#

** #buildings# that utilize the regulations of Section 23-1431, applying to a #predominantly built-up area#, shall not exceed a maximum height of 32 feet above the #base plane#.

* * *

END