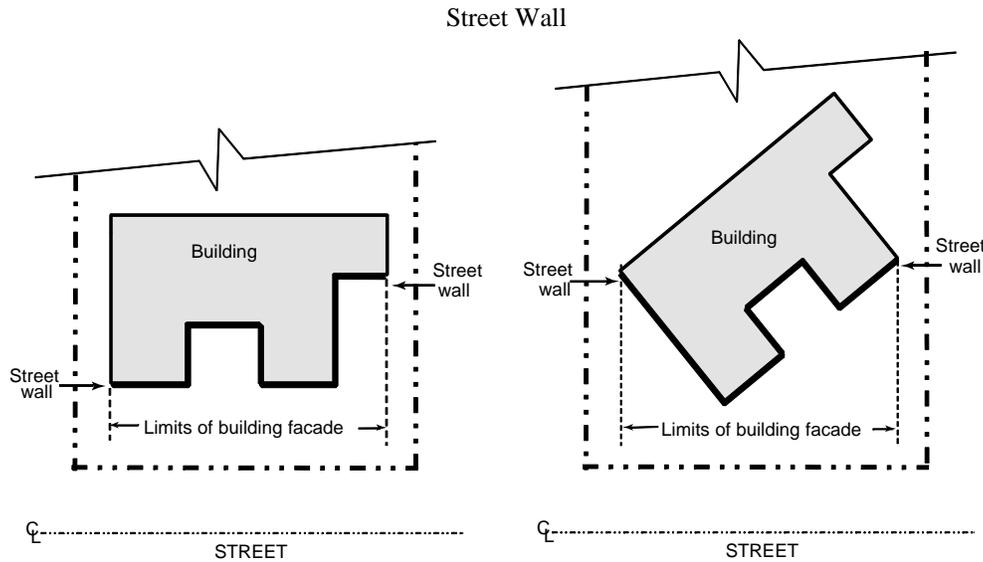


§113.0264 Determining Street Wall

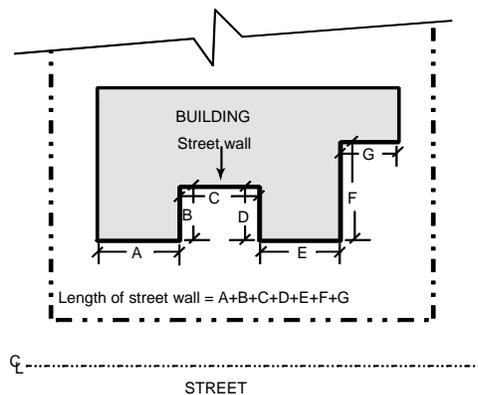
- (a) The *street wall* is made up of the outer surfaces of all walls in all planes along that portion of the building that is between the limits of the *building facade*. The *street wall* follows all indentations along the *building facade*, as shown in Diagram 113-02FF.

Diagram 113-02FF



- (b) The *street wall* is determined in accordance with the following.
- (1) On a corner lot, each *street frontage* has a separate *street wall*.
 - (2) The length of the *street wall* is the sum of the lengths of all walls along that portion of the building that is between the limits of the *building facade*, as shown in Diagram 113-02GG.

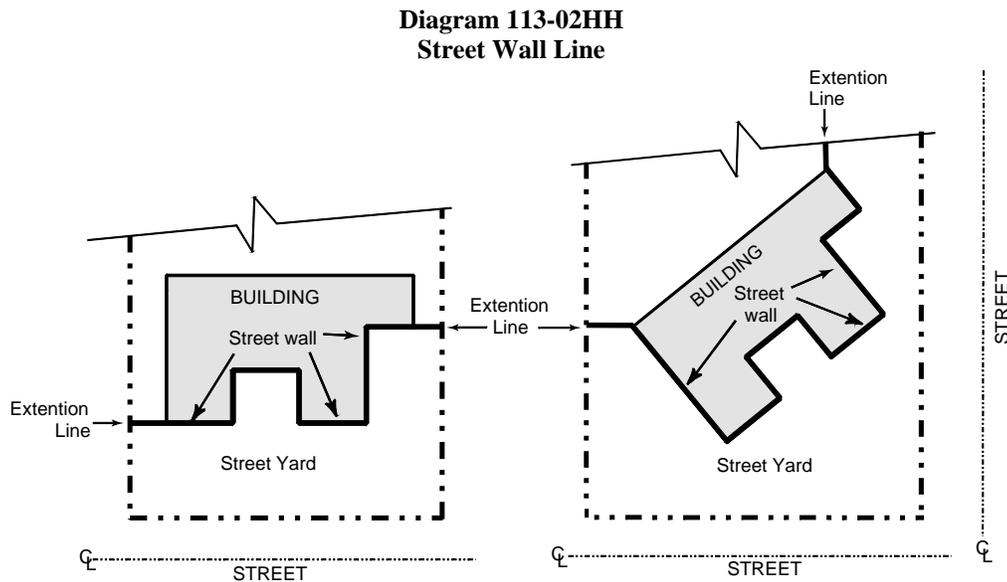
Diagram 113-02GG
Length of Street Wall



- (c) The area of the *street wall* is determined by multiplying the height of all the walls by the length of the *street wall*. The area of the *street wall* includes the area of all doors and windows but does not include the area of the roof.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0267 Determining Street Wall Line

The *street wall line* is used to delineate the *street yard*. The *street wall line* includes the *street wall* plus a line extending outward from the limits of the *street wall*, as shown in Diagram 113-02HH. The extension lines shall be parallel to the *street* or single plane used to determine the *building facade*. Porches more than 3 feet above *grade* and site walls that are integral in material, design, and placement with the building and which maintain a minimum height of 4 feet may be included in determining the *street wall line*. For a corner lot, the street wall line includes the street walls for both frontages.



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 3-1-06 by O-19468 N.S.; effective 4-1-2006.)

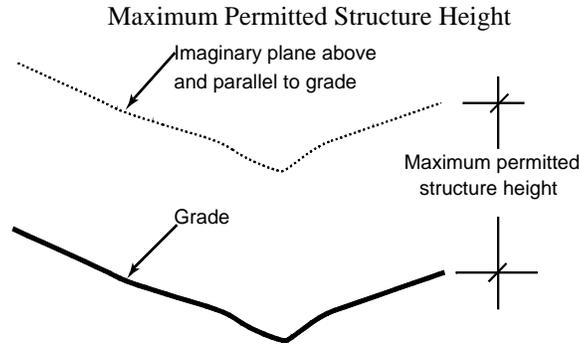
§113.0270 Measuring Structure Height

Structure height is measured in accordance with the following.

- (a) *Structure Height of Buildings and Structures Other Than Fences, Retaining Walls or Signs*

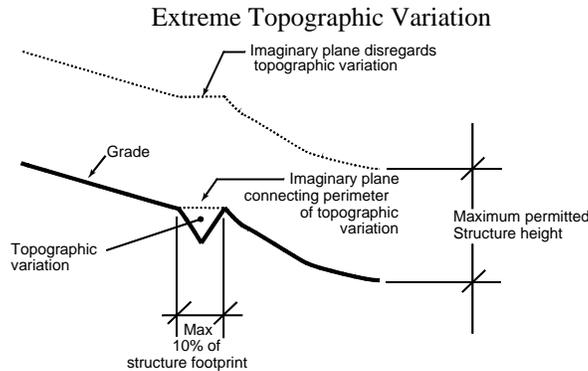
- (1) The maximum permitted *structure height* is specified in the applicable zone and defines the upper limits of the *building envelope* for a *premises*. It is measured vertically from the *existing grade* or *proposed grade*, whichever is lower, to form an imaginary plane that is parallel to *grade*, below which all buildings and *structures* must be located, except as described in 113.0270(a)(3). This is illustrated in Diagram 113-02II.

Diagram 113-02II



- (2) Where there is an extreme natural topographic variation on a *premises* that covers 10 percent or less of the proposed structure's footprint, as shown in Diagram 113-02JJ, *structure height* is measured from an imaginary plane made by connecting the perimeter points of the topographic variation, so that the imaginary plane above and parallel to *grade* will not reflect the extreme natural topographic variation.

Diagram 113-02JJ

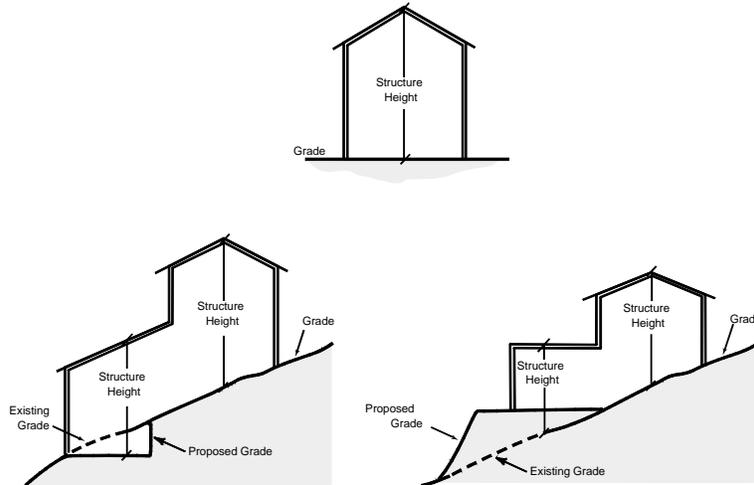


- (2) The *structure height* is measured from all points on top of a *structure* to *existing grade* or *proposed grade*, whichever is lower, directly below each point. This measurement is taken vertically through the *structure* at each

point where *structure height* is being measured, as shown in Diagram 113-2KK, except as described in Section 113.0270(a)(4).

Diagram 113-02KK

Measurement of Structure Height



- (4) Where a *basement*, *underground parking structure*, *interior court*, or other similar interior area is proposed, the lower of *existing grade* or *proposed grade*, adjacent to and within 5 feet of that portion of the *structure* shall be used to measure *structure height*, as shown in Diagram 113-02LL. *Structure height* for this purpose shall be measured from an imaginary plane through the building that connects these *grade* elevations on both sides of the *structure*.

Diagram 113-02LL

Structure Height at Basement

