

Section 18-212 Structure Dimensions

1. Building height.

- A. For principal structures, building height is the maximum vertical dimension measured from the average finished lot grade at the front of the principal building to the highest point of the roof.

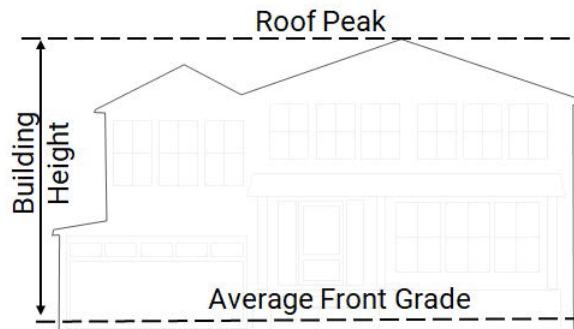


FIGURE 2.11.
Illustration of
building height.

- B. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, water tanks, silos, or similar structures which are part of the principal building may be erected above the height limits herein described to a maximum of nine (9) feet above the roof level, but no penthouse or roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.
- C. Architectural features such as steeples, cupolas, elevator housing, and decorative parapet walls may be erected beyond the nine (9) foot maximum addition above the roof level, with recommendation by the Board of Architectural Review and approval by Town Council.
- D. For accessory structures, building height is the maximum vertical dimension measured from the lowest point of grade elevation adjacent to any exterior wall of the structure to the highest point of the roof.

2. **Story.** A story is a portion of a building included between the surface of any floor and the surface of the next floor directly above it, or if there is no floor above it, then the space between such floor and ceiling next above it.

3. **Basement.** A basement is partially or wholly underground and not considered a story. The space shall be considered a story and not a basement if the space is exposed more than an average of seven (7) feet from proposed grade points around the footprint of the building to the next floor elevation.

4. **Half story.** A half-story is fifty percent (50%) or less floor area than the floor below.

Section 18-213 Lot Coverage

1. **Residential lot coverage.** Percentage of a lot that is measured by the sum of the area covered by buildings, accessory buildings, automobile parking spaces and access, stoops, sport courts, tennis courts, patios and terraces divided by the total lot area.
2. **Outdoor living coverage.** Percentage of a lot that is measured by the total area of the lot that is covered by decks divided by the total lot area. Up to four hundred (400) sq. ft. of deck may be covered and not count towards lot coverage with the following conditions:

- A. Must be single-story and cannot be converted into conditioned living space;

- B. Cannot be located in the front yard; and
- C. Must provide for stormwater BMPs in accordance with the [Stormwater Manual for Outdoor Living Areas](#) and meet all criteria included in said manual.

Section 18-214 Open Space

1. The purpose of open and usable space is to provide areas of trees, shrubs, lawns, pathways and other natural and man-made amenities which function for the use and enjoyment of residents, visitors and other persons.
2. Open space is that portion of a lot at ground level that is:
 - A. Eight (8) feet or more in width;
 - B. One hundred and twenty (120) square feet or more in contiguous area;
 - C. Unoccupied by principal or accessory enclosed structures;
 - D. Not used in whole or in part as roads, alleys, emergency vehicle easement areas, driveways, maneuvering aisles or off-street parking or loading berths.

Section 18-215 Allowable Encroachments into Required Yard Setbacks

The following table sets forth permitted encroachments into yards and associated standards:

FEATURE	EXTENT AND LIMITATIONS ON ENCROACHMENT
1. Accessibility (ADA) ramp	<ol style="list-style-type: none"> A. One exterior ramp meeting current Americans with Disabilities Act standards may be installed on a structure in the RS-10, RS-12.5 and RS-16 zones for a period not to exceed five (5) years. B. Any such ramp approved by the zoning administrator shall not extend to a point closer than ten (10) feet from the front and rear property lines and five (5) feet from the side property line. C. Any permit issued is non-transferable; however, renewal permits for such ramps may be issued by the zoning administrator.
2. Accessory structures	<ol style="list-style-type: none"> A. Accessory structures for single-unit detached residential uses are permitted to encroach in the rear and side yard pursuant to §18-403. B. Standards for accessory structures for multi-unit attached residential are found in Article 4B Division 2. C. Standards for accessory structures for commercial, industrial and mixed-uses are found in Article 5A Division 2. D. Standards for accessory structures for public, institutional, and community uses are found in Article 5B Division 2.
3. Architectural features, Major (See definition in Article 9)	<ol style="list-style-type: none"> A. Such features shall not project more than two and one-half (2.5) feet into any required yard, or exceed two (2) stories in height or ten (10) feet in length. B. The combined length of all such features shall not exceed one-third (1/3) of the total length of the building facade upon which they are located.