

Article 2 - Definitions	
Explanation:	Code Edit
<p><b>Sec. 18-4 Architectural Front</b></p> <p><u>Reason for recommended change:</u> This definition, combined with the revision of the front lot definition below, will force developers to make the front of a house on a corner lot the true front of the house, both in appearances and use. Currently, we are only able to make sure that the appearance of the front of the house looks like the front through interpretations and determinations.</p>	<p><i>Architectural front</i> means the façade of a building designed to serve as the primary entrance to the building, distinguished from the other facades by more elaborate architectural detail and lead walk access. The architectural front entry is not determined upon custom or use but rather upon the exterior and interior design of the building.</p>
Explanation:	
<p><b>Sec. 18-4 Lot, Front of</b></p> <p><u>Reason for recommended change:</u> Same as above.</p>	<p>Lot, front of, means that side of a lot which fronts on a street. In case of a corner lot, the shortest side fronting on a street shall be considered to be the front of the lot, except where a house is built with its front entrance on the long side, <i>or when the Zoning Administrator determines for reasons of safety or continuity that the front should be on the long side</i>, then this shall be considered the front. When sides fronting on the street are of equal lengths, the lot shall be considered to front on that street having the greater total of front footage of lots within the same block; provided, however, that where the board of zoning appeals has specifically designated the front of the lot in accordance with section 18-254.1, such designation shall thereafter prevail. <i>The architectural front of the house shall be on the same side as the determined front of the lot.</i></p>
<p><b>Sec. 18-4 Dwelling, multiple-family (<del>apartment house</del>)</b></p> <p><u>Reason for recommended change:</u> This provides clarifications for what is allowed in the RM-2 zoning district, which has historically included townhouse style condominiums.</p>	<p>Dwelling, multiple-family , means a building or portion thereof, designed for occupancy by three or more families (or family equivalent) living independently of each other. The term "multiple-family dwelling" does not include hotels, tourist camps, cabins or courts, trailer camps, motels or similar premises, <i>but does include townhouse style condominiums, apartments and condominiums.</i></p>
Explanation:	
<p><b>Sec. 18-4 Finished lot grade</b></p> <p><u>Reason for recommended change:</u> This helps clarify a section of the Code that was recently changed. There have been problems with enforcing this provision and the previous</p>	<p>Finished lot grade, for the purposes of measuring building heights under this chapter, shall be:</p> <ol style="list-style-type: none"> <li>1. a. In general: For any principal building, the finished lot grade is the</li> </ol>

Zoning Administrator had to make determinations, which essentially match the proposed revisions.

finished surface of ground abutting a building or structure.

- b. Exception for single family dwellings: The finished lot grade may deviate upwards from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade around the footprint of the single family dwelling.
- 2. For an accessory building: The lowest point of elevation adjacent to any wall of the structure.