

ATTACHMENT G
Draft Text Amendment Regarding
Rooftop Amenities

Proposed Zoning and Land Development Regulations Amendment
For Rooftop Amenities
Project File: 26-TZ-18

For ease and transparency, deleted text is shown with strikeout and new text is shown with underlining

Article 4, Section 4.6.C

(9) Encroachments.

- a. Horizontal projections shall be pursuant to the Projection Section in Article 4, except:
 - i. Balconies may encroach the setback for a maximum of 75 percent of the required setback.
 - ii. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, elevator, stair, shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design, and may encroach a maximum of 50 percent of the required front setback and may occupy up to a maximum of 30 percent of the front building facade.
- b. Vertical projections shall be pursuant to the Height Exemptions Section in Article 4, except:
 - i. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, cooling towers, elevator, stair and mechanical penthouses, vent stacks and antennas shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design.
 - ii. Building base parapets shall have a maximum height of 20 percent of the maximum building base height, not to exceed 10 feet. Tower parapets shall have a maximum height of 15 feet.
 - iii. Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than ~~30~~40 percent of the gross rooftop area. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems. The following restrictions apply:

- a. Rooftop amenities are permitted to exceed the maximum ~~of~~height by up to 15 feet.
- b. Rooftop amenities shall not include commercial uses in the following districts: MC-1, TC-1, RC-1, DH-1, PH-2, FH-1, LT, ND-1, ND-2, PS-1, PS-2.
- c. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.
- d. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
- e. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

Article 4, Section 4.6.D

(9) Encroachments.

- a. Horizontal projections shall be pursuant to the Projection Section in Article 4, except:
 - i. Balconies may encroach the setback for a maximum of 75 percent of the required setback.
 - ii. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, elevator, stair, shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design, and may encroach a maximum of 50 percent of the required front setback and may occupy up to a maximum of 30 percent of the front building facade.
- b. Vertical projections shall be pursuant to the Height Exemptions Section in Article 4, except:
 - i. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, cooling towers, elevator, stair and mechanical penthouses, vent stacks and

antennas shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design.

- ii. Building base parapets shall have a maximum height of 20 percent of the maximum building base height, not to exceed 10 feet. Tower parapets shall have a maximum height of 15 feet.
- iii. Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than ~~30-40~~ percent of the gross rooftop area. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems. The following restrictions apply:

- a. Rooftop amenities are permitted to exceed the maximum ~~height~~ by up to 15 feet.
- b. Rooftop amenities shall not include commercial uses in the C-SS and C-LP Districts.
- c. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.
- d. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
- e. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

Article 4, Section 4.22.E

The height regulations as set forth in the zoning district, shall not apply to the following:

1. Airplane beacons.
2. Belfries.
3. Broadcasting and receiving towers, but not those listed in § 4.22 as Communication Towers.
4. Chimneys.
5. Church spires.

6. Conveyors.
7. Cooling towers.
8. Cupolas.
9. Elevator bulkheads.
10. Fire towers.
11. Flag poles.
12. Monuments.
13. Ornamental towers and spires.
14. Radio and television towers less than 125 feet in height.
15. ~~Scenery~~ Lofts Rooftop Amenities, if less than ~~14~~40% of the gross floor area of the ground floor, excluding elevator shafts and stairwells, not to exceed 15 feet above the permitted height.
16. Stacks.
17. Steeples and Domes less than 30% of the roof area.
18. Smoke stacks.
19. Stage towers.
20. Tanks.
21. Television Antenna, but not satellite dishes.
22. Water towers.
23. Windmill.

Instead, the above listed items are allowed, provided the following criteria are met:

- The height shall not exceed 25% above the maximum allowed height in the district in which the property is located; except for amateur ham radio antennas which can exceed the maximum allowed height only upon the approval of an application for a Special Exception.
- Parapet walls may exceed the permissible height limit in any zoning district provided that they shall not extend more than 5 feet above the building upon which they are constructed.

- Notwithstanding other provisions of these regulations, the height of all structures shall be limited by the requirements of the Federal Aviation Administration and any airport zoning regulations applicable to the structure.