

Bulk Plane Requirements



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These requirements are for all residential development of four dwelling units or less in the R-2 zone district, and all residential development of one or two dwelling units in the R-3 zone district.

Requirements

A vertical bulk plane restriction is a development restriction used to prevent excessively large developments in sensitive neighborhoods. This restriction is represented by an imaginary line, angled at 45 degrees, that moves up and across the center of a parcel from each of the property's side boundaries.

No part of any structure, aside from the permitted bulk plane encroachments described below, shall be permitted to project above the bulk plane restriction. The 45 degree (12:12 pitch) is initiated above each side lot line at the following heights:

- * For properties with lot frontages measuring 60 feet in width or less, the vertical bulk plan restriction shall initiate at 15 feet above the midpoint of each side property line.
- * For properties with lot frontages measuring more than 60 but no greater than 70 feet in width, the vertical bulk plan restriction shall initiate at 10 feet above the midpoint of each side property line.
- * For properties with lot frontages measuring greater than 70 feet in width, the vertical bulk plane restriction shall initiate at 5 feet above the midpoint of each side property line.

Corner lots

For corner lots that abut public right-of-way on two sides, one lot frontage shall serve as a primary frontage, which is up to the owner's discretion. The lot frontage not chosen as the primary frontage shall be deemed the secondary frontage of the lot, and will be required to satisfy the bulk plane requirements described above.

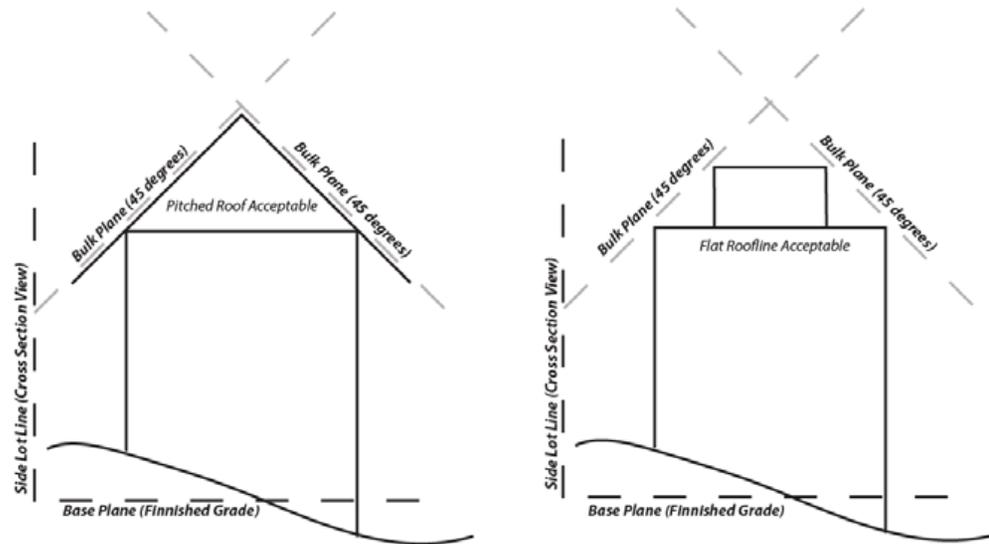
Alleyways

The bulk plane requirements as described above shall apply to the side lot line abutting an alleyway when the subject lot is separated from another lot by an alley.

Allowable bulk plane encroachments

1. Cornices, canopies, eaves or similar architectural features, may extend into a required bulk plane restriction not more than two feet, provided that all applicable building code requirements are met. Similar architectural features shall not include bay windows, staircases and stairwells, or any form of usable, conditioned living area including dormers
2. Mechanical equipment may extend into a required bulk plane restriction not more than five feet.

See Reverse for Graphical Examples



(Example Not to Scale)

