



**CC-2015-\_\_ Zoning Text Amendment, Section 19-1113. Architectural Review Overlay District Standards to clarify rear façade step-back requirements in AR-2 Districts.**

**AN ORDINANCE TO AMEND SECTION 19-1113. ARCHITECTURAL REVIEW OVERLAY DISTRICT STANDARDS TO CLARIFY REAR FAÇADE STEP-BACK REQUIREMENTS IN AR-2 DISTRICTS.**

**Section 19-1113. Architectural Review Overlay District Standards**

B. Standards.

**Table 19-1110 Architectural District Standards**

STANDARD	AR DISTRICT				
	#1	#2	#3	#5	#6
<b>1. ARCHITECTURAL STANDARDS</b>					
<i>c. Exterior Building Design—Façade Design</i>					
1) Façade step-back requirements for the front building façade shall be designed to provide a horizontal break in the front building façade that prevents taller structures from loaming over the public sidewalk and right-of-way.	✓	✓	-	-	✓
2) When at least 50 percent of the façade of the structure is located within five feet of a public or private right-of-way the building façade shall be step-backed at least eight feet for structures over 24 feet in height beginning at or before the third floor level.	✓	✓	-	-	-
3) In the CM Districts only, the rear building façade shall be step-backed at least eight feet for structures over 24 feet in height beginning at or before the second floor level. <b>No step-back is required for rear facades located 33 feet or more from the rear property line.</b>		✓			✓