

## Side Yard Bulk Plane:

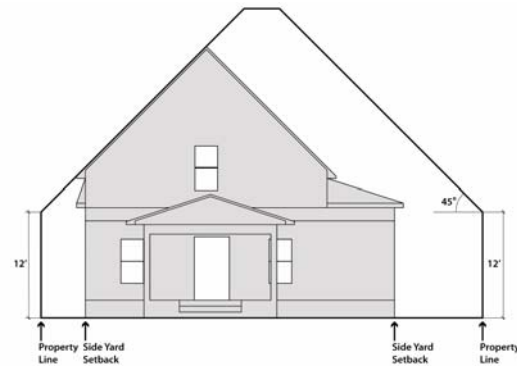
The purpose of the side yard bulk plane is to ensure that buildings step down towards neighboring properties in order to enhance privacy, preserve some views, and allow visual access to the sky for lots adjacent to new development.

### Does the side yard bulk plane apply to my property?

- Side yard bulk plane applies to all:
  - Residential principal and accessory buildings in **RR-1, RR-2, RE,** and **RL-1** zoning districts
  - Principal and accessory buildings used for single family land use in the **RMX-1** zoning district

### What is the side yard bulk plane, and how is it measured?

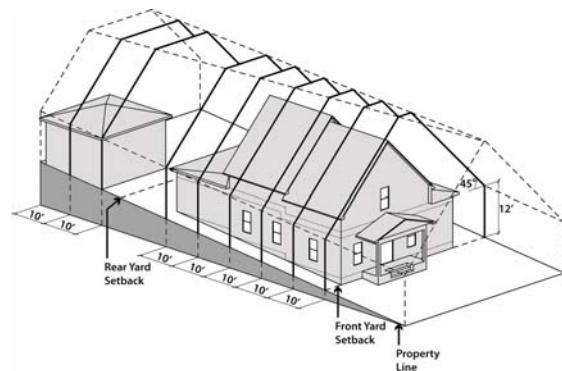
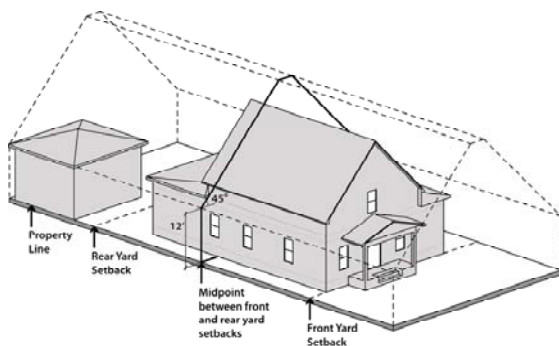
- The bulk plane begins at a point **12 feet** above the side property line of a lot, and then rises at a **45 degree angle** until it reaches the maximum permitted height.



- The bulk plane can be measured one of two ways:
  - For generally flat sites, the **grade level point method** allows the bulk plane to be measured at one time, at the midpoint of the side property line.

*OR*

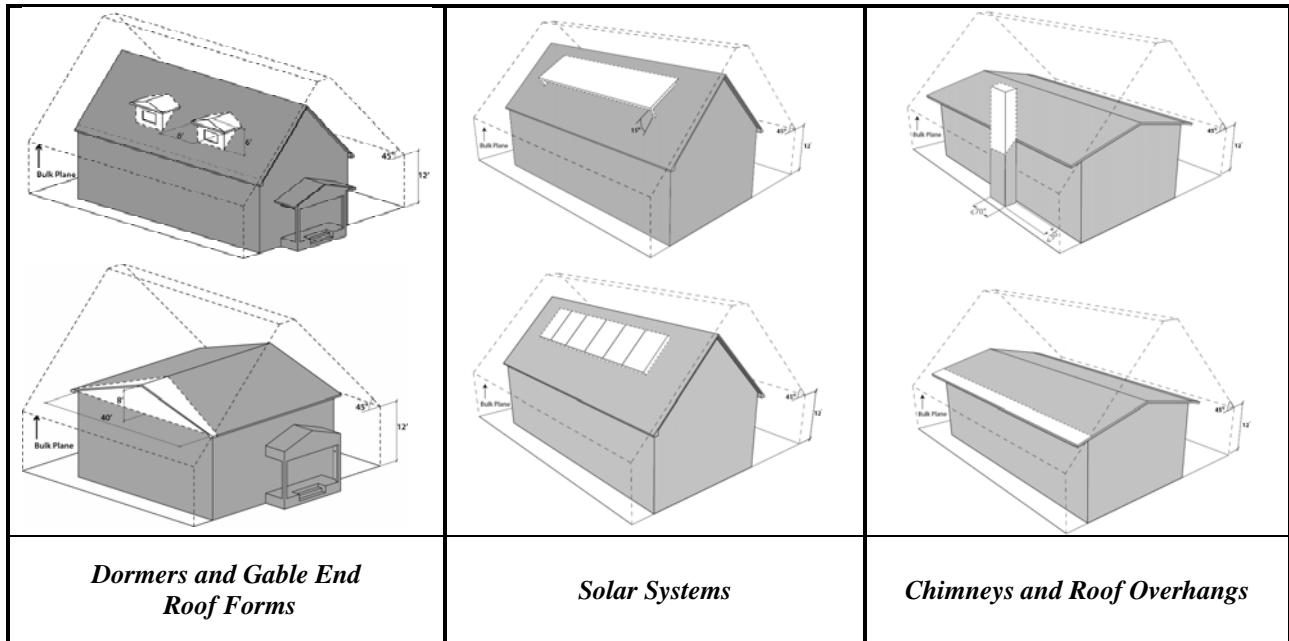
  - For generally sloping sites, the **parallel point method** allows the bulk plane to be measured from a series of points taken at 10 foot intervals along the side property line.



*\*\*Note that this document is intended to provide supplemental information, and not meant to replace Ordinance No. 7684.*

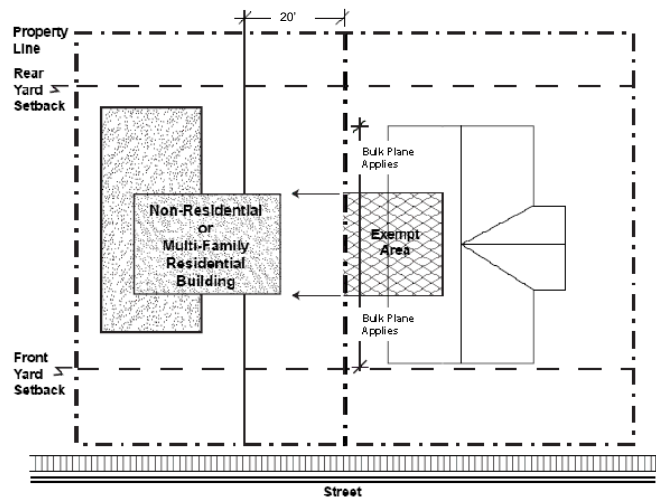
## What if a part of my building extends above the side yard bulk plane?

- ❑ There are several elements of a building that are permitted to extend above the bulk plane as allowed encroachments per 9-7-9(d).



## Are there any additional circumstances when side yard bulk plane would not apply to my lot?

- ❑ Lots with an **average width less than 45 feet** do not need to demonstrate compliance with the side yard bulk plane.
- ❑ Lots **less than 4000 square feet in area** do not need to demonstrate compliance with the side yard bulk plane.
- ❑ If your property is **adjacent to a lot that includes either a nonresidential land use or two or more dwelling units in a building** within 20' of the shared property line, the bulk plane does not apply for the length of the building that is within 20' of the shared property line.



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