

## Side Yard Wall Articulation:

The purpose of side yard wall articulation is to reduce the perceived mass of a building by dividing it into smaller components, or to step down (decrease) the wall height.

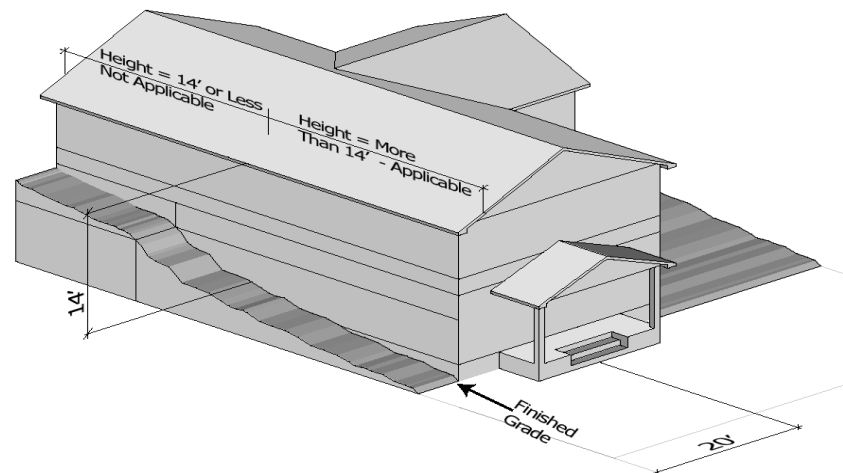
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### Does Side Yard Wall Articulation apply to my property?

- ❑ Side Yard Wall Articulation 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
  - Residential principal and accessory buildings in the **RL-2** zoning district that are 8,000 square feet or larger that are not located within a Planned Unit Development (PUD), Planned Residential Development (PRD), or Planned Development (PD) unless identified in Appendix H of Ordinance #7684.

### What is the area of concern for Side Yard Wall Articulation?

- ❑ The area of concern for any applicable property is the 20 foot area measured perpendicular to each side yard property line.



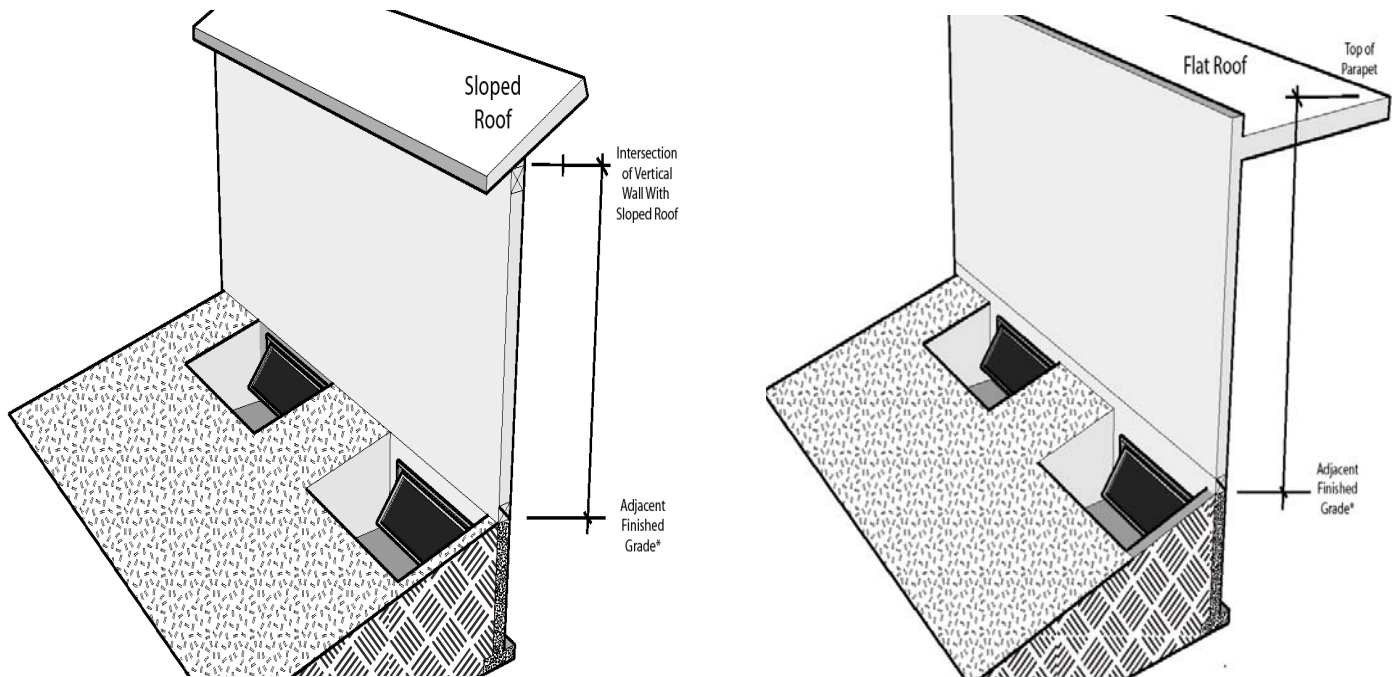
### What is the Side Yard Wall Articulation standard, and when is it required?

- ❑ Within the area of concern, the total cumulative length of all walls that exceed a height of 14 feet shall not exceed 40 feet in length.
- ❑ Additional wall area on each side in excess of 40 feet shall:
  - Maintain a minimum **setback of 14 feet** from the side property line, or
  - Not exceed a **height of 14 feet**

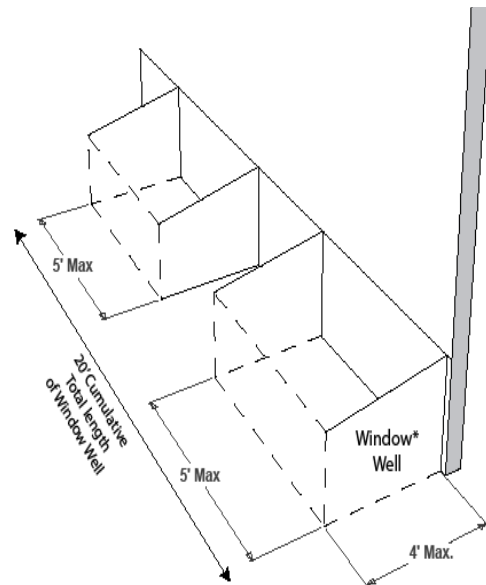
*Note that this document is intended to provide supplemental information, and not meant to replace Ordinance No. 7684*

## How is wall height measured?

- Wall height is measured from adjacent finished grade to the point where the vertical wall meets the sloped roof, or to the top of parapet if the roof is flat.



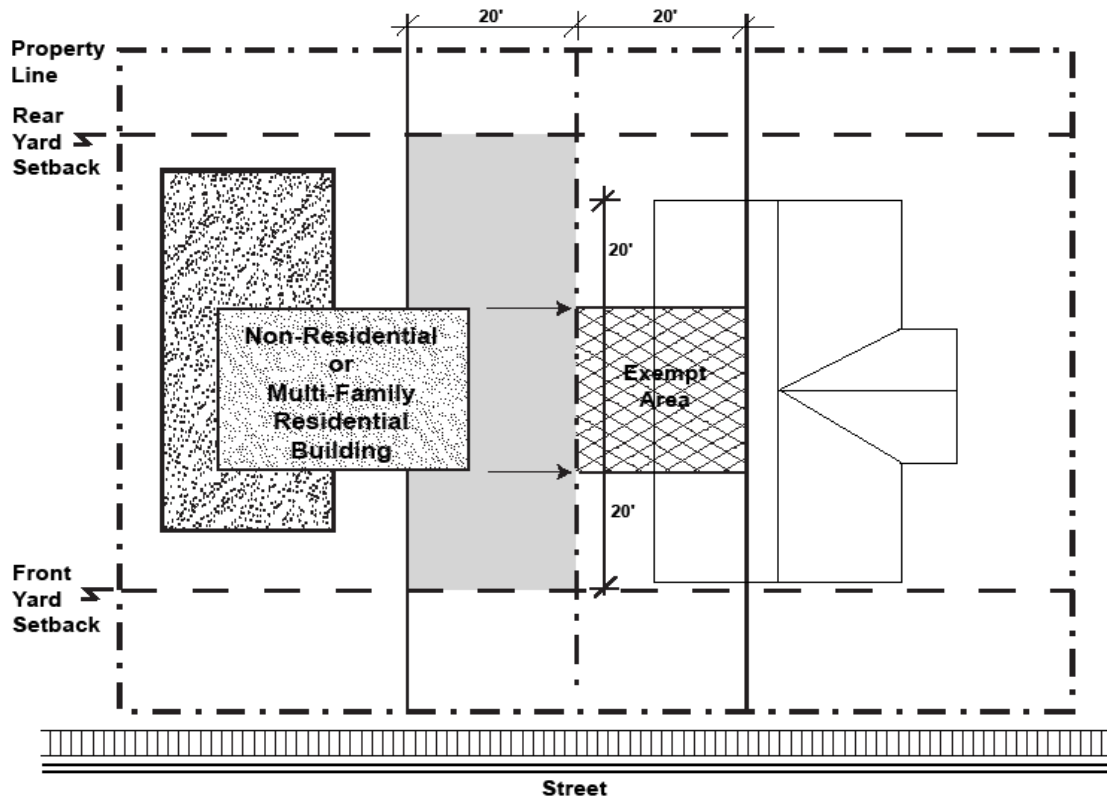
- Window wells or door wells shall not be considered an exposed wall if the following standards are met: distance of the opening of the well is no more than 4 feet, measured perpendicular to the wall; the well does not exceed 5 feet in length measured parallel to the wall; and the cumulative length of all wells along any front, rear, or side yard does not exceed 20 feet in length for each such yard.



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**Are there any additional circumstances when Side Yard Wall Articulation would not apply to my lot?**

- ❑ **Narrow Lots:** Lots with an **average width less than 45 feet** do not need to demonstrate compliance with Side Yard Wall Articulation.
- ❑ **Smaller Lots:** Lots **less than 4,000 square feet in area** do not need to demonstrate compliance with Side Yard Wall Articulation.
- ❑ **Adjacent Uses:** 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 feet of the property line, Side Yard Wall Articulation does not apply for the length of the non-residential or multi-family building that is within 20 feet of the property line.



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