

Item F-1

OPTIONS

PROPOSED ORDINANCE CH

<p>Option 1 (Planning Commission)</p> <p>(previously resolved)</p>		<ul style="list-style-type: none"> * Air-conditioners which are window units must maintain at least 4 feet from the property line. * Allow central air-conditioning systems, heating, ventilating, pool and filtering equipment in the rear yard which extend not more than 4 feet into the yard and maintain at least 4 feet from the property line. * Chimneys projecting 2 feet or less into the yard must be maintained at least 4 feet from the property line. * Allow eaves, not including gutters, projecting 2 feet or less into the yard which are necessary for access to the roof into a 20 foot yard area * Allow bay windows which are 1 story high not more than 10 feet long, maintain at least 4 feet from the property line. * Allow steps 4 feet or less above grade which are necessary for access to the rear yard maintain at least 4 feet from the property line. * Allow window wells not over 6 feet in width and projecting not more than 4 feet into the yard, if located within 2 feet from the property line, the window well must be covered with a solid cover. (This issue was resolved by the Council on 11/11/03)
<p>Option 2 (Council's 1st version)</p> <p>(Consistent with Planning Commission's option)</p>		<ul style="list-style-type: none"> * Allow evaporative "swamp" coolers in side yards which are window units must maintain at least 4 feet from the property line. * Allow refrigerated window-mounted air-conditioners or central air-conditioning systems, heating, ventilating, pool and filtering equipment in the rear yard which extend not more than 10 feet into the yard and maintain at least 10 feet from the adjoining side and rear property line * Chimneys projecting 2 feet or less into the yard must be maintained at least 4 feet from the property line. * Allow eaves, not including gutters, projecting 2 feet or less into the yard which are necessary for access to the roof into a 20 foot yard area. * Allow bay windows which are 1 story high not more than 10 feet long, maintain at least 4 feet from the property line. * Allow steps 4 feet or less above grade which are necessary for access to the rear yard maintain at least 4 feet from the property line. * Allow window wells not over 6 feet in width and projecting not more than 4 feet into the yard, if located within two feet from the property line, the window well must be covered with a solid other cover. (This issue was resolved by the Council on 11/11/03)
<p>Option 3 (Existing Ordinance)</p>		<ul style="list-style-type: none"> * Air conditioners which are window units must maintain at least 4 feet from the property line. * Bay windows which are 1 story high not more than 10 feet long, maintain at least 4 feet from the property line. * Central air-conditioning systems, heating, ventilating, pool and filtering equipment in the rear yard which extend not more than 4 feet into the yard must maintain at least 4 feet from the property line. * Chimneys projecting 2 feet or less into the yard must maintain at least 4 feet from the property line. * Eaves, not including gutters projecting 2 feet or less into the yard which are necessary for access to the roof the property line. 4 foot eaves may project into a 20 foot yard area * Steps 4 feet or less above grade which are necessary for access to the rear yard maintain at least 4 feet from the property line. * Window wells not over 6 feet in width and projecting not more than 4 feet into the yard, if located within 2 feet from the property line, the window well must be covered with a solid cover. (This issue was resolved by the Council on 11/11/03)

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<p>Option 4 (Bldg. Svcs. version)</p>		<p>* Evaporative "swamp" coolers which are window units and refrigerated air-conditioner units should be allowed in all yards as long as a two-foot clearance is maintained. (According to Building Services, there is no discretion required for this.)</p> <p>* Central air-conditioning compressors or systems, heating, ventilation and air conditioning units should be allowed within the buildable area of the lot but not in the side yard. Units should be maintained from the adjoining side and rear property line.</p> <p>* Remove the words "above grade" from the section referring to steps and required landings. (This would allow steps to be placed in the side yard either to provide an additional access or access to a basement.)</p>
<p>Option 5 (Most recent proposal developed in response to Council discussion on August 13, 2002.)</p>		<p>* Allow ground mounted central air-conditioning compressors or systems and filtering equipment in the side yard. Such equipment shall not be located closer than 10 feet to the property line.</p>
		<p>* Allow bay windows which are 1 story high, not more than 10 feet deep, to project from the building and are located not less than 4 feet from a lot line.</p> <p>* Allow window mounted refrigerated air-conditioners and evaporative coolers to be located not less than two feet from the property line.</p> <p>* Allow chimneys projecting 2 feet or less into the yard and maintain a clear path to the property line.</p> <p>* Allow eaves, not including gutters projecting 2 feet or less into the yard and maintain a clear path into a 20 foot yard area.</p> <p>* Allow steps and required landings 4 feet or less above or below the ground surface to provide access to a permitted building. Steps and required landings shall not be located closer than 10 feet to the property line.</p>
<p>Option 6 (Noise reduction)</p> <p>(This could be an add-on to any proposal.)</p>		<p>* Include a provision that would allow the Zoning Administrator to waive the requirement for mitigation for ground-mounted air-conditioning compressors or systems and filtering equipment in the side yard in response to a verified noise complaint.</p>
<p>Option 7 (Routine and uncontested matter)</p> <p>(This could be an add-on to any proposal.)</p>		<p>* Allow obstructions in required yard areas as a Zoning Ordinance exception. This option would require the special exception process for infill construction and remodeling of existing structures.</p>
		<p>* The purpose of the special exception routine and uncontested matter is to allow a minor activity, use or adjustment of a zoning standard that would have little or no impact on the surrounding area.</p> <p>* A "routine and uncontested matter" is a special exception that the Zoning Administrator has delegated to the Zoning Administrator to be determined administratively. Routine and uncontested matters are decided by the Zoning Administrator.</p>