

5.D. Building Height

1. **Height Guideline** - New single-story buildings are strongly discouraged. Multi-story buildings are consistent with the urban character of the district and are essential in achieving economic and urban design goals for the district. In NS-T4HN single story residential structures are permitted.
2. **Building Heights** - shall conform to the standards listed below and shown in the diagrams below. Zones are shown on maps in Section 4.B. Height is measured in stories, not including a raised basement or inhabited attic; i.e., the number of complete stories between the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof.

The following may project above the height limit provided they do not exceed the roof height of the top story by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof.

- a. Elevator or stairway access to roof;
- b. Rooftop shade structure;
- c. Greenhouse; and
- d. Mechanical Equipment (ref Sec 5.F.1.c. for screening requirements)

Minimum heights (Also see 5.D.1. guideline above)	For buildings located on primary streets (see map in section 4.C.1.), a two-story minimum height applies.	
	For other new facades along public streets and public spaces:	
	<ul style="list-style-type: none"> • Buildings < 4,000 sq.ft.: 15 feet • Buildings > 4,000 sq. ft.: 18 feet for at least 50% of the facade 	
	Ground floors of multi-story non-residential buildings: minimum 10 feet, floor to ceiling	
Maximum heights	T4 and T4-N	3 stories
	T4-I	6 stories
	T5 or T5-N	5 stories
	T5-1	10 stories
Maximum heights with a) mix of use, b) public space, and/or c) structured parking bonuses (See Section 5.D.3.)	T4-N: a, b or c	4 stories
	T4: a, b, or c	5 stories
	T4: a&b, a&c, or b&c	6 stories
	T5 or T5N: a, b or c	8 stories
	T5 or T5N: a&b, a&c, or b&c	10 stories

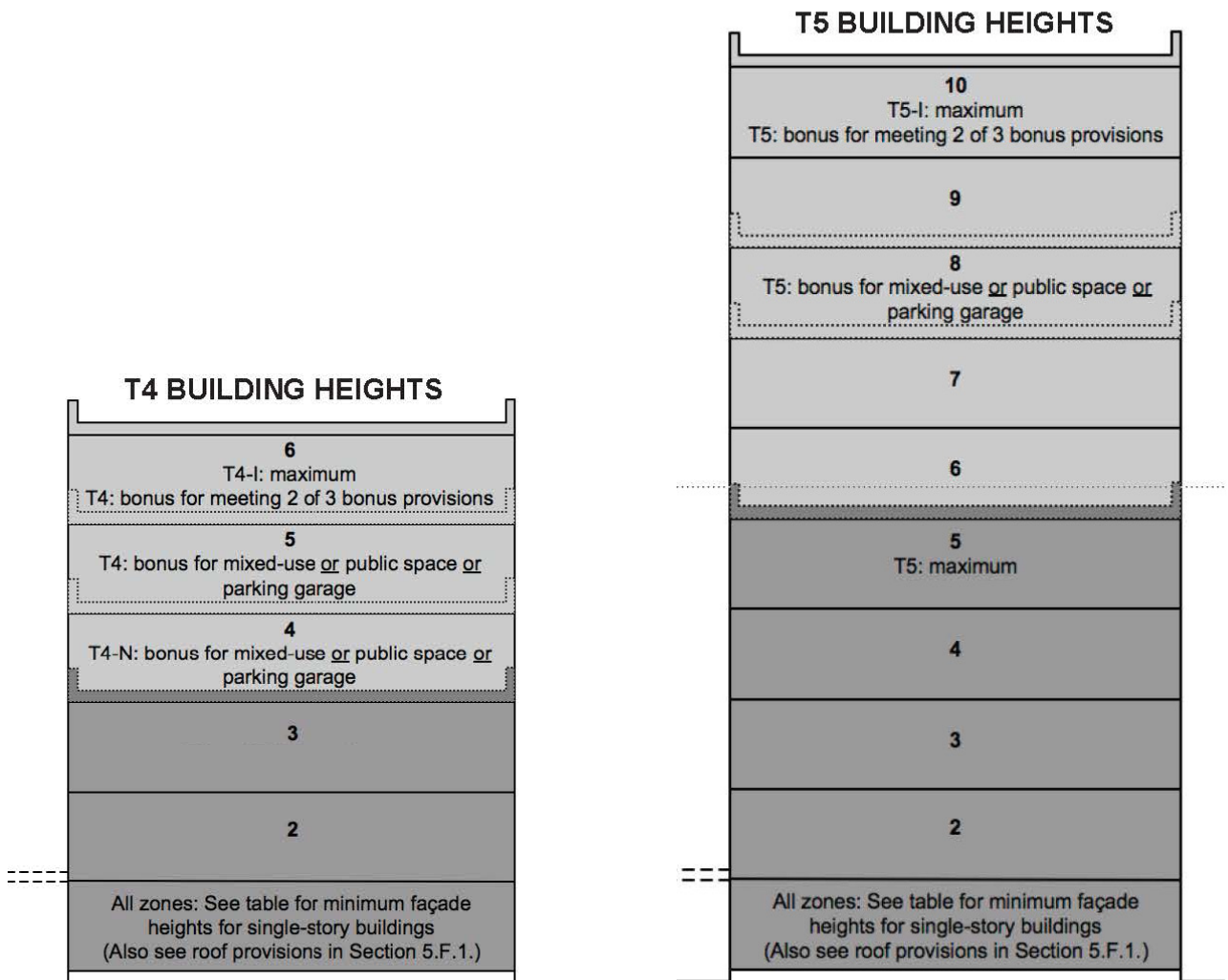
5.D. Building Height (cont.)

3. Building Height along a Primary Street

Two (2) stories consisting of a minimum of 18 feet along the following streets:

- W. Vickery Boulevard from Adams Street to S. Main Street
- Pennsylvania Avenue from 8th Avenue to S. Main Street
- W. Rosedale Street from Jerome Street to Evans Avenue
- W. Magnolia Avenue from 8th Avenue to S. Main Street
- Park Place Avenue from FWRR to 8th Avenue
- 8th Avenue from Pennsylvania Avenue to Park Place Avenue
- S. Henderson Street from I-30 to W. Magnolia Avenue
- S. Hemphill Street from W. Vickery Boulevard to W. Allen Avenue
- S. Jennings Avenue from W. Vickery Boulevard to W. Magnolia Avenue
- S. Main Street from W. Vickery Boulevard to W. Magnolia Avenue

Refer to Primary Streets map in Section 4.C.1.



5.D. Building Height (cont.)

4. Height Bonus Requirements

- a. Mix of residential and non-residential uses – The project must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area. The UDC is authorized to reduce the required percentages by up to 50% for exceptional projects.
- b. Public space – The project must include a publicly accessible, privately maintained park, plaza, or other usable outdoor public space. Public access must be maintained through a public access easement. The ratio of the project's gross floor area (including height bonus area) to the public space's surface area shall not exceed 10:1, and no public space shall be less than 2,500 sq. ft. (See Sec. 5.B.4.)
- c. Structured parking – Project must provide at least 75% of off-street spaces within a multilevel garage. The number of garage levels are not limited except that the garage height shall not exceed the tallest non-garage building. Also see 5.E.7.

5. Fairmount Transitional Height Plane

Properties that share a property line with a one- or two-family house in the Fairmount Historic District: Any portion of a building within 20 ft. of the property line shall not exceed 2 stories. A 45° transitional height plane shall apply to any portion of a building further than 20 ft. from the property line, as depicted below.

