

Chapter 19.200**BUILDING STORIES OVERLAY ZONE (S)****19.200.010 Purpose.****19.200.020 Application of Building Stories Overlay Zone.****19.200.030 Building Height Limit.****19.200.040 Stories Variances Prohibited.****19.200.010 Purpose.**

The Building Stories Overlay (S) Zone is established to preserve and promote the health, safety and general welfare of the community, and to promote quality design consistent with General Plan policies by allowing for modifications to the building height standards established in a base zone. A building height standard may be reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. Building height standards may also be increased to provide an incentive for mixed-use projects or to facilitate a more efficient and desirable use of land. The Building Height Overlay Zone may be applied to any zone, except the RA-5 and RC Zones, and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.200.020 Application of Building Stories Overlay Zone.

Whenever the Building Stories Overlay Zone is established on any property, no building or structure shall be constructed on said property higher than the number of stories specified after the S on the Zoning Map of the City, and said number of stories shall take precedence over the height requirement permitted by the underlying zone. For example, BMP-S-3 indicates that the base zone of the property is BMP (Business and Manufacturing Park Zone) and the property is within the Building Stories Overlay Zone (S) and the maximum number of permitted stories is three. (Ord. 6966 §1, 2007)

19.200.030 Building Height Limit.

The maximum overall building height limit in the Building Stories Overlay Zone shall be 20 feet for the first story permitted and 10 feet for each additional story permitted with overall building height measured between the average level of the highest and lowest elevations of the land covered by the structure and the highest point of the roof or parapet wall covering that structure (See Article X-Definitions). (Ord. 6966 §1, 2007)

19.200.040 Stories Variances Prohibited.

Additional overall building height may be approved subject to the granting of a variance in the manner prescribed by this Title except no variance from the number of stories restriction is permitted. (Ord. 6966 §1, 2007)