

JCZD remaining issues VC – 11.11.19

1. RZR Section 7 -- Definitions: height: a measurement of the vertical elevation of a building or structure from the finished grade of the ground to the top of the building or structure directly adjacent to the measurement. A building or structure may have more than 1 height measurement if the grade varies around the perimeter. *(replaces current definition)*
2. RZR ADD Section 4.12 “Height of Buildings and Structures”
 - 4.1.1 The height of any structure or building shall not exceed 35 feet measured at any point around the perimeter except as provided in Section 6.6 .
 - 4.1.2 All units in which people live or work must be provided with an egress window whose lower sill or threshold shall not exceed 32 feet from the adjacent grade and must meet all municipal and state fire safety codes.
 - 4.1.3 All structures with roofs shall have at least one point where the threshold of the roof is no higher than 32 feet from the adjacent grade to allow for ladder access to the roof by fire and rescue personnel.

If these height amendments are accepted, Section 3.9.6 can be changed to: “The height of any structure shall not exceed 35 feet at any point around the perimeter except as provided in Section 6.6.” *(or alternatively, 3.9.6 can be omitted as can all such notations for each district)*

3. RZR Section 3 – Table of Uses – should be eliminated or updated
4. RZR Section 4.10.1 – add reference to Jolina Court District
5. RZR Section 4.11.3 (c) -- reference to JCD to table *(1st or 2nd column?)*

RZR Section 3.10 --

3.10.5(a) – Height – adjust as above

Adjust all references to “street level” to “main floor” language