Note: Text following the **BLUE** font is taken directly from the USDO.

The permitted height of any building in a particular district in the USDO is based on number of stories rather than feet. The number of stories, in a district, such as the R-T, also affects the number of units that are permitted. Where the basement floor level is in relation to the grade in front of a building, has an effect on whether it is considered a story or not, how the flood plain is regulated, and whether or not, as a story, it can be utilized for the unit count in an R-T district.

**BASEMENT**
1. For purposes of the Floodplain Overlay (FP-O), that portion of a building having its floor subgrade (below ground level) on all sides.
2. For all other purposes, a floor area of a building where the finished grade of the floor is less than four feet below the average grade along the front of the building. It shall be considered a story whether occupied or not.

**STORY**
That portion of a building included between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and the ceiling or roof structure next above it.

**STORY, HALF**
That floor area under a sloped roof where no more than 70 percent of the floor area meets the minimum ceiling height requirements under the applicable building code.

**STORY, FIRST**
The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average grade at the exterior front walls of the building.

**R-T TOWNHOUSE**
**HEIGHT:** Principal building, maximum 3 1/2 stories

**MAX DWELLING UNITS:** < 3 STORIES: 1 per non-commercial floor: max 2

≥ 3 STORIES: 1 per non-commercial floor: max 3

Similar configurations of buildings may have a different number of permitted units depending on whether they are located in an R-T district along Clinton Avenue, or elsewhere in the City. Any conversion from a single- to a two- or three-unit building requires a Conditional Use permit in R-T districts not fronting on Clinton Avenue. Conversions along Clinton Avenue, are permitted by right, but the average dwelling unit must be 750 square feet of gross improved floor area. In all other areas, new and existing units must have a minimum size of 1,000 square feet per unit or occupy at least 80 percent of a single floor plate.
The following comparison of permitted unit counts for the above figures shows the difference between the R-T district along Clinton Avenue and the R-T districts elsewhere in the City.

<table>
<thead>
<tr>
<th>Figure</th>
<th>Total Permitted Units</th>
<th>Square Feet Requirement</th>
<th>Permission</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Clinton R-T</td>
<td>All Other R-T</td>
<td>Clinton R-T</td>
</tr>
<tr>
<td>1</td>
<td>4</td>
<td>3</td>
<td>750 SF</td>
</tr>
<tr>
<td>2</td>
<td>5</td>
<td>3</td>
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<tr>
<td>3</td>
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<td>3</td>
<td>750 SF</td>
</tr>
<tr>
<td>4</td>
<td>3</td>
<td>2</td>
<td>750 SF</td>
</tr>
</tbody>
</table>
SECTION 375-2(F)(1): HR-O HISTORIC RESOURCE OVERLAY

(e) New Construction Guidelines

(v) Architectural Features

Townhouse roofs generally should not be visible from the street front, except where a proposed design relates to an abutting historic structure or to a streetscape with several structures possessing roof surfaces visible from the street.

DISCREPANCIES & INTERPRETATIONS

UNIT SIZE


§375-2(C)(4)(d)(iii)(A)(2)

In all other areas, conversions require the approval of a Conditional Use Permit, provided that no exterior changes are made that are visible from a public right-of-way, and that at least one unit has a minimum size of at least 1,000 sq. ft. and each unit occupies at least 80 percent of a single floor plate.


New and existing units each have a minimum size of at least 1,000 sq. ft. per unit or each occupy at least 80 percent of a single floor plate.

BASEMENT OR FIRST FLOOR

Definition (2) of Basement indicates that to qualify as a story, the finish grade must be four feet or less below the average grade along the front of the building. The definition of First Story defines that story as a floor that is no ‘more than 12 inches below the average grade at the exterior front walls of the building.’ For purposes of determining the height of a building, or defining story as it pertains to the R-T district, the definition Basement rather than First Story shall be used.

SIX MONTH REVIEW RECOMMENDATIONS

1. Combine Sections 375-2(C)(4)(d)(iii)(A and B) to remove the above referenced discrepancy; and
2. Remove definition of First Story.