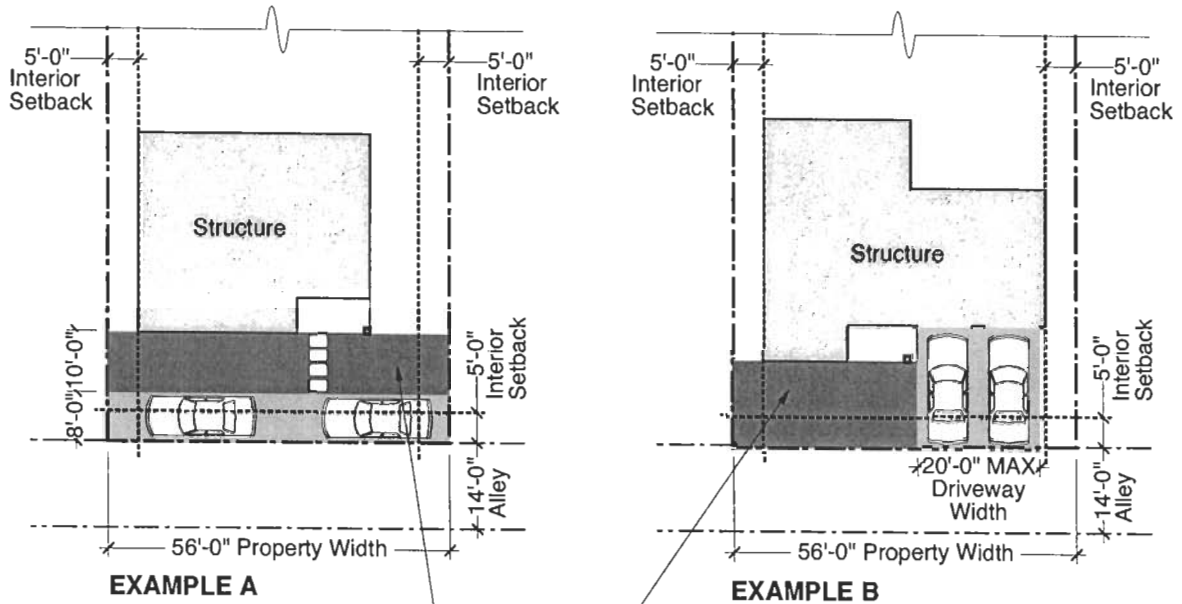


The following diagrams are for the Chambers Special Area Zone (CSAZ). The proposed S-JW Special Area Zone -- Jefferson Westside has almost identical specifications for the standards illustrated by these figures.

For each CSAZ figure, the applicable S-JW code is provided, along with notes describing any differences between the S-JW code and the figure.

Figure 9.3065(2)(c)1

Alley Open Space



Required Open Space
 ≥ 400 SF

9.3625(3)(c) On any lot that contains one or more dwellings whose primary vehicle access is an alley, there must be at least an undivided 400 square-foot open space area (not including buildings, parking or driveways) abutting the alley. Except as provided in 4., below, the open space area:

1. shall abut the alley for at least 25% of the length of the lot line abutting the alley;
2. shall be a minimum of 10 feet in depth for the entire extent that the open space area abuts the alley; and
3. may include areas that are within setbacks.
4. The open space required in this subsection (c) may be placed behind parallel parking abutting the alley.

[Note that according to 9.3625(6)(b) The max driveway width within 30 feet of alley is 18' (not 20').]

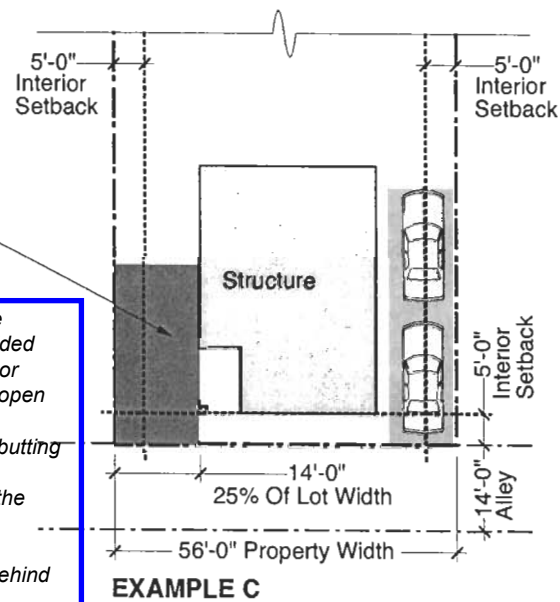
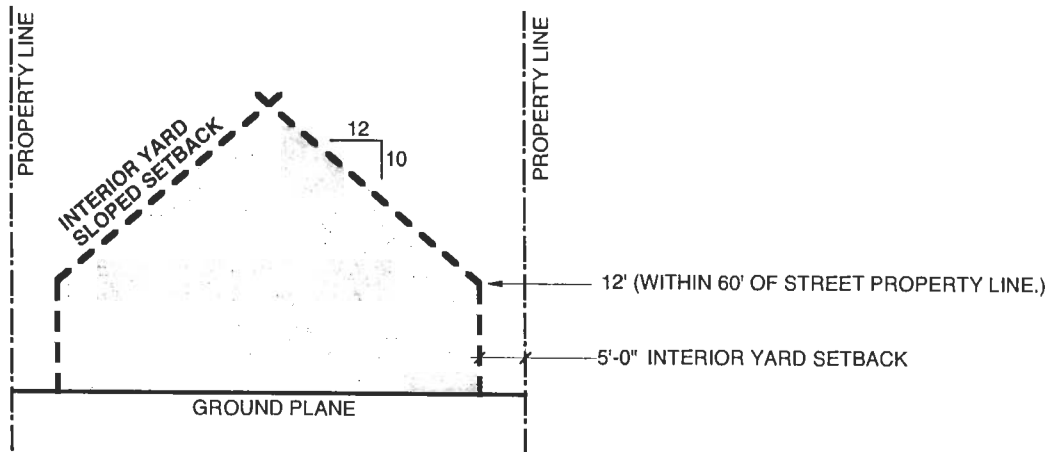


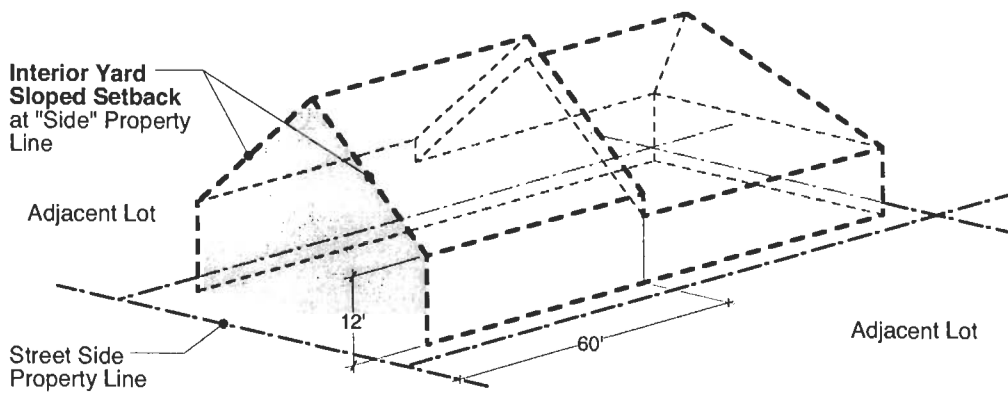
Figure 9.3065(3)(b)2.b

Interior Yard Setbacks (Front)



FRONT SECTION / ELEVATION DIAGRAM

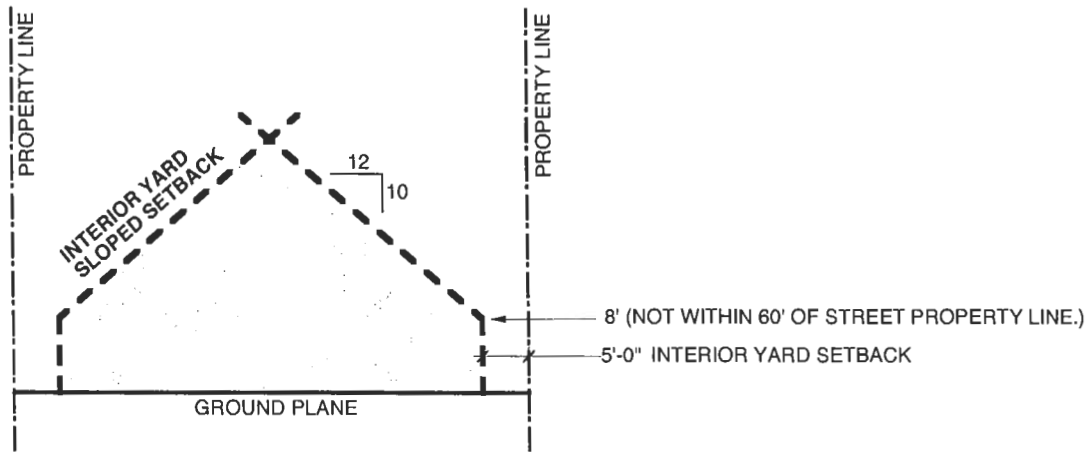
9.3626(4)(a) For a street-fronting lot that is not an alley access only lot, for any portion of an interior lot line that is located within 60 feet of a lot line abutting a street and generally perpendicular to the side of the lot along which the interior lot line lies: The setback shall be at least 5 feet from the interior lot line and a minimum of 10 feet from structures on other lots. In addition, at a point that is 12 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from the lot line.



PERSPECTIVE DIAGRAM

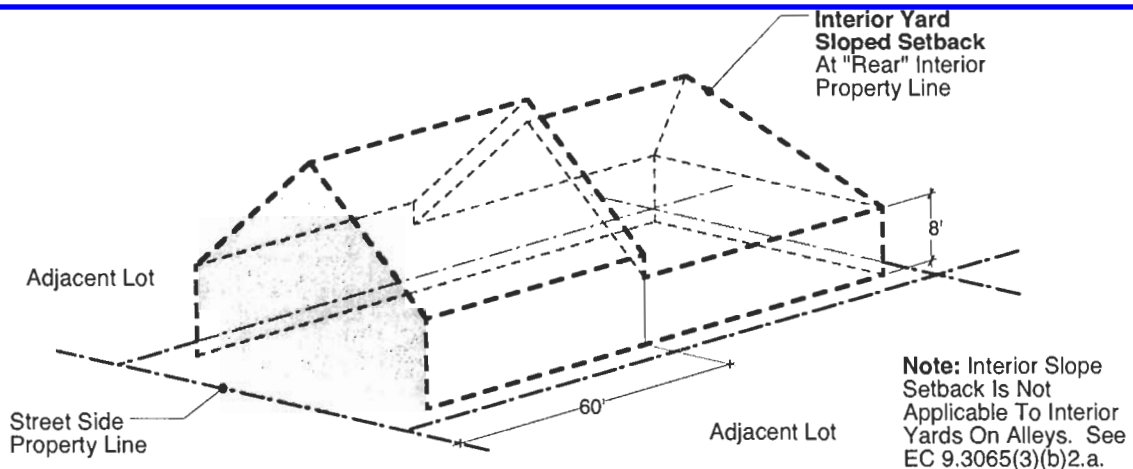
Figure 9.3065(3)(b)2.c

Interior Yard Setbacks (Rear)



REAR SECTION / ELEVATION DIAGRAM

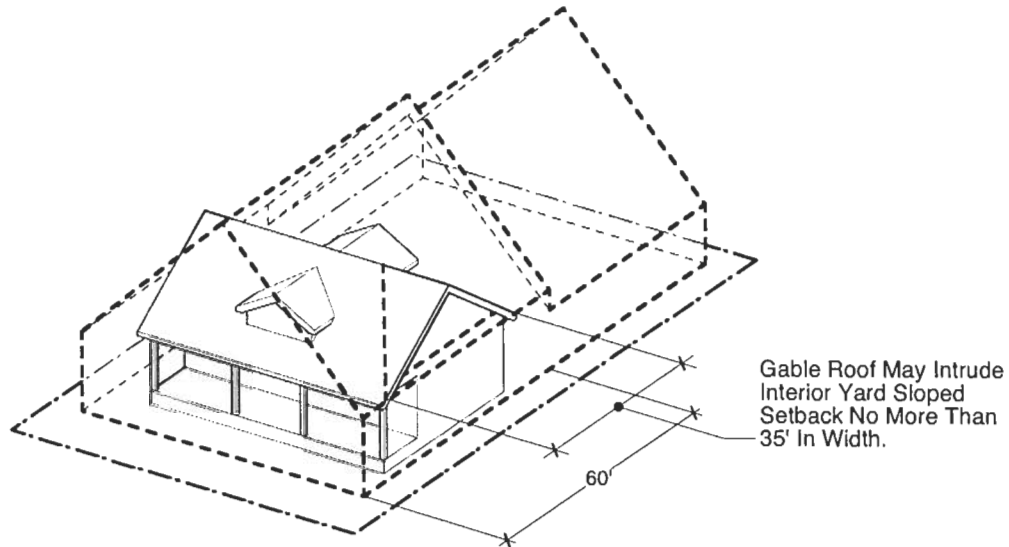
9.3626(4)(b) Setbacks from all other portions of interior lot lines, not covered in subsection (a), shall be at least 5 feet from the interior lot line and a minimum of 10 feet from structures on other lots. In addition, at a point that is 8 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally.
 [Note that setbacks along lot lines that abut an alley are specified in section 9.3626(3)(a).]



PERSPECTIVE DIAGRAM

Figure
9.3065(3)(b)2.e

Interior Yard Setbacks (Gables)

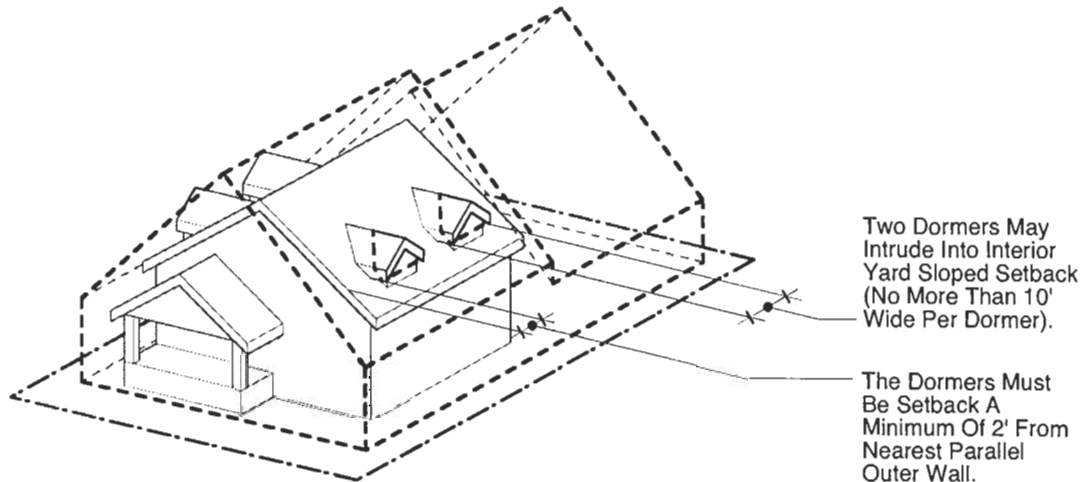


PERMITTED GABLE ROOF INTRUSIONS

9.3626(4)(d) On a street-fronting lot that is not an alley access only lot, a residential building with a main roof that is gabled or hipped and has a ridgeline generally parallel to a lot line abutting the street may have a single gable or hipped portion on each side of the building intrude into the sloped portion of the interior yard setback, as long as the entire intrusion is within 60 feet of the respective lot line abutting the street and the maximum width of the part of the building that penetrates the sloped setback is 35 feet.

Figure
9.3065(3)(b)2.f

Interior Yard Setbacks (Dormers)



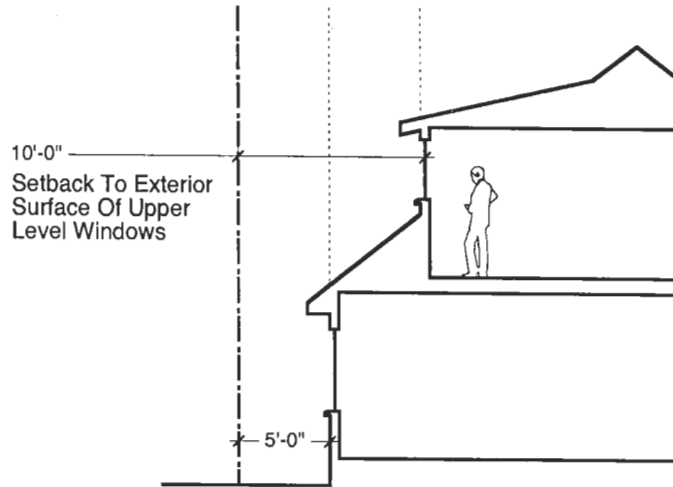
PERMITTED DORMER INTRUSIONS

9.3626(4)(e) A residential building may have a maximum of 4 dormers, with a maximum of 2 dormers per side of the roof, that intrude into the sloped portion of an interior yard setback, as long as each dormer that intrudes on the setback meets all the following requirements:

1. Has at least 4 square feet of window(s) in the end (face) wall.
2. Has a minimum setback of 7 feet from interior lot lines and is a minimum of 10 feet from structures on other lots.
3. Maximum width.
 - a. There is no maximum width for a dormer that has an end (face) wall that does not face a street and is setback at least 30 feet from the nearest lot line segment the end wall faces.
 - b. The maximum width for all other dormers that intrude into the setback is 10 feet measured between the sidewalls or maximum roof opening, whichever is greater.
4. The dormer's sidewalls (if any) are setback a minimum of 2 feet from the nearest generally parallel outer wall of the building to which the dormer is attached

Figure
9.3065(3)(b)3

Interior Yard Setbacks (Windows)

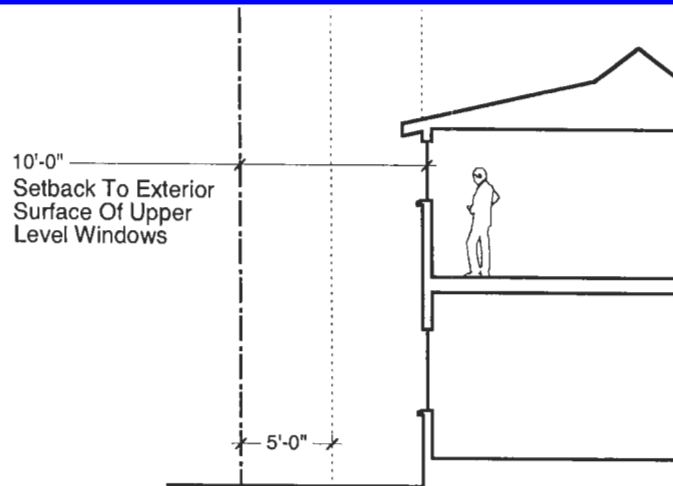


EXAMPLE A

9.3626(5) Window Setback above First Floor. For purposes of this subsection, "generally parallel" shall mean within 30 degrees of parallel.

(a) Except as provided in (b), windows above the first floor shall be setback a minimum of 10 feet from interior lot lines.

(b) Windows that are within 60 feet of a lot line abutting the street of a street-fronting lot that is not an alley access only lot, and that are in a gable or hipped end of a residential building with a main roof ridgeline generally parallel to the respective lot line abutting the street, are excluded from the setback requirement in (a), above.



EXAMPLE B