

Chapter 226 H High-Rise Overlay District

Sections:

226.02	High-Rise Overlay District Established
226.04	Applicability and Zoning Map Designator
226.06	Land Use Controls
226.08	Development Standards

226.02 High-Rise Overlay District Established

The H High-Rise Overlay District is established to allow taller, highrise buildings at appropriate locations.

226.04 Applicability and Zoning Map Designator

The H High-Rise Overlay District may be combined only with the RH High-Density Residential, CO Office Commercial, CG General Commercial, CV Visitor Commercial, IL Limited Industrial, and IG General Industrial districts. The H District boundaries shall be shown on the zoning map by adding the "-H", High-Rise Overlay designator followed by a number indicating the maximum allowable height in feet, a slash, and then a number indicating the maximum number of building stories allowed, such as "CO-H-60/6".

Where no numbers are indicated on the zoning map, the height in both feet and stories shall be determined and specified during site plan review, consistent with the General Plan.

226.06 Land Use Controls

Any use permitted in the base zoning district shall be permitted in the H High-Rise Overlay District. The H High-Rise Overlay District shall not apply seaward of Pacific Coast Highway. (3334)

226.08 Development Standards

Development standards shall be those of the base district with which the H District is combined, and the following supplemental requirements shall apply which shall govern in case of conflict.

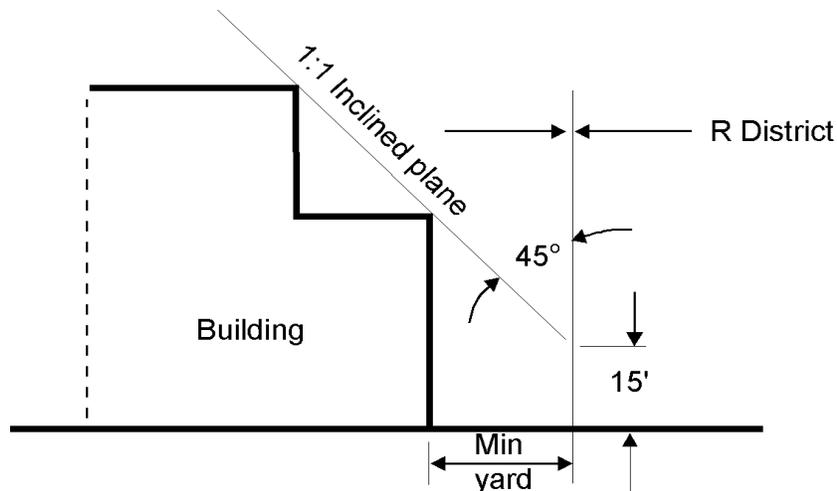
- A. Building Height. Development shall not exceed the building height restrictions indicated on the zoning map.
- B. Lot Size. A minimum lot size of 20,000 square feet and a minimum lot dimension of 135 feet in any direction are required for any proposed building height greater than the base district maximum height.

- C. Yards. The yard areas indicated below shall be required for all buildings exceeding the base district maximum. The yards shall be clear of all structures from the ground to the sky, except as otherwise permitted by provisions of this ordinance controlling building projections.

Required Setback

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| 1. | Yards abutting a street | 20 feet plus 1 foot for each foot above base district maximum height |
| 2. | Yards abutting an R district | 50 feet plus 1 foot for every 2 feet of building height above base district maximum height plus 1 foot for every 10 feet of building length facing the common property line. |
| 3. | Yards abutting non- residential district | Same as base district, minimum 10 feet |

- D. Landscaped Buffer. A minimum 10-foot landscaped buffer shall be provided around all buildings over base district maximum height.
- E. Upper-Story Setback Adjacent to an R District. No structure shall intercept a 1:1 or 45-degree daylight plane inclined inward from a height 15-feet above existing grade at the R District boundary.
- F. Within the coastal zone, public visual resources shall be preserved and enhanced.
(3334)



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UPPER STORY SETBACK