

SUBJECT: ZONE TEXT AMENDMENT REGARDING ALLOWABLE
ROOFTOP PROJECTIONS

PREPARED BY: **PLANNING & DEVELOPMENT SERVICES DEPARTMENT**
(Bianca Siegl, Manager, Long Range Planning)
(Garen G. Srapyan, Associate Planner)

STATEMENT ON THE SUBJECT

The Planning Commission will hold a public hearing to consider text changes to the Zoning Ordinance to amend standards for allowable rooftop projections in all zoning districts.

RECOMMENDATION

Staff recommends that the Planning Commission hold the public hearing, consider all pertinent testimony, and adopt the following:

Resolution No. PC 18-0007: **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2018-0011 TO AMEND STANDARDS FOR ALLOWABLE ROOFTOP PROJECTIONS, CITYWIDE.”** (EXHIBIT A)

BACKGROUND

On June 5, 2017, the City Council directed staff to evaluate how the City calculates commercial building height and rooftop projections to determine if the City's zoning standards are appropriate for providing well-scaled commercial and mixed-use developments (Exhibit B). This item was placed on the Division's work program for completion in the fourth quarter of 2018.

The directive included the evaluation of the following items:

1. Evaluation of commercial building measurement standards, including measurement standards in the California Building Code;
2. Possible impacts when adjacent residential zoning limits result in a height difference on commercial properties of two stories or greater; and
3. Possible impacts of rooftop projections and other rooftop structures and granting of modifications on overall building scale and height.

This report focuses on item number three. Staff presented recommendations to the Long Range Planning Project Subcommittee on all items on August 16, 2018. During that meeting, the subcommittee requested additional time to provide feedback on items one and two and asked staff to move forward with item three regarding a zone text amendment on rooftop projections.

As a result of the input, the proposed zone text amendment includes language to amend the standards for rooftop projections above the allowable height limit in all zone districts. Stann will present the research on commercial height calculation to the Planning Commission once input is received from the LRPPS.

Rooftop projections

The City's Zoning Ordinance allows the following types of rooftop projections that exceed the allowable height in the applicable zoning district:

1. *Architectural Projections* – non-occupiable and up to twenty-five feet in height
2. *Mechanical Equipment* - elevator shafts, skylights, stairwells and ventilation artia, up to ten feet in height and a maximum of fifteen percent of the total roof area.

Based on feedback from planning staff that process rooftop projections as part of new development projects, these two types of allowable projections in the Zoning Ordinance have been problematic for projects with elevator shafts, mechanical equipment and other rooftop features. Typically, elevator shafts are considered mechanical equipment. The current ten foot maximum for mechanical equipment in the Zoning Ordinance inadvertently causes confusion on how these projections are being calculated and which standard is being used for a particular rooftop projection. Some development projects have incorporated elevator shafts as part of the overall architectural design of the building and can use the allowable height under architectural projections, which have a more generous twenty-five foot maximum.

See Exhibit C for a summary of rooftop projection standards in nearby municipalities.

In general, the allowable heights and areas for these two types of rooftop projections leave room for interpretation among staff and the Planning Commission on how to uniformly apply the standard. Staff recommends revising this section, making it clear what is allowed to project above the allowable height limit or roofline (*i.e.*, some projections are measured from the roofline of the building while other projections areas measured based on the allowable height limit of the building), and the maximum area it can take on the roof. Additionally, the Zoning Ordinance does not currently address sustainable energy generation equipment on the roof. The proposed zone text amendment will include language to allow for these features as well.

The proposed changes are detailed in Exhibit A.

The proposed zone text amendment will clearly address the requirements for the following allowed rooftop projections in both commercial and residential projects:

- 1) Sustainable energy equipment
- 2) Elevator shafts
- 3) Stairwells
- 4) Chimneys, vent stacks and windscoops
- 5) Parapets, fire escapes, catwalks, and open guard rails required by law
- 6) Non-occupiable architectural features such as steeples, spires, towers, domes and cupolas
- 7) Rooftop features for outdoor living areas, such as sunshade and open trellises
- 8) Mechanical rooms and enclosures, telecommunications facilities, ventilating fans, water tanks, cooling towers, or other equipment required to operate and maintain a building

Additionally, the proposed amendment distinguishes between an allowable rooftop projection above the roofline vs above the maximum height limit. See Figure 1.

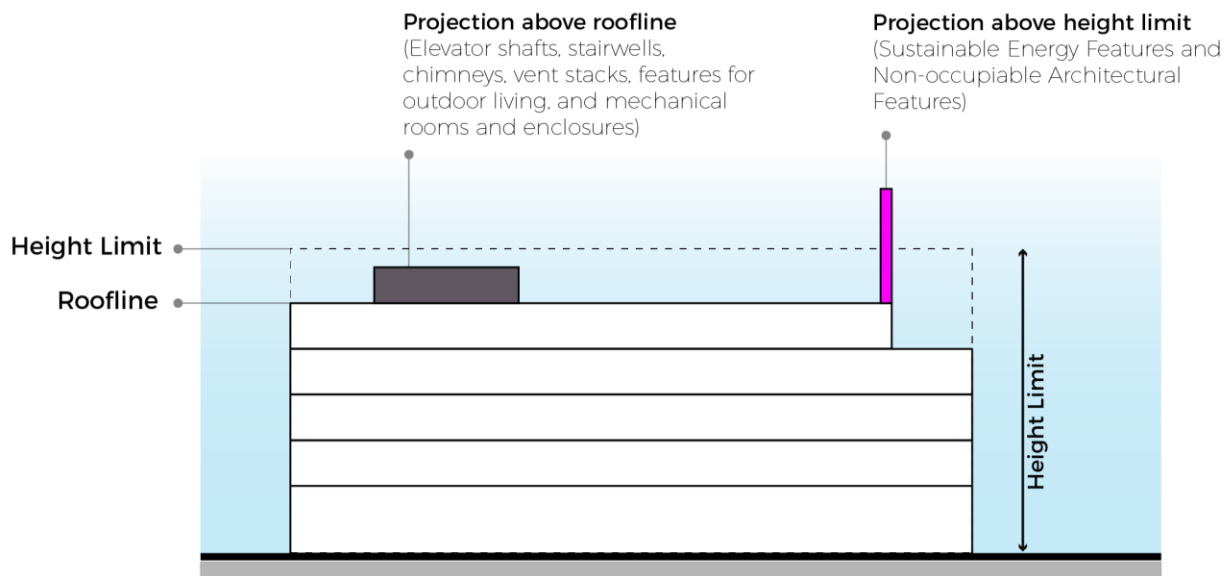


Figure 1 – Projections above the roofline vs projections above the height limit

Public Notice

The City published a legal notice in the Beverly Press and West Hollywood Independent on August 23, 2018. In addition to the noticing required by the Municipal Code, the Planning Division noticed all West Hollywood neighborhood groups on August 23, 2018.

California Environmental Quality Act (CEQA)

The zone text changes are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text

amendments will have a significant effect on the environment because the zone text amendments will provide clear standards for rooftop features that would be allowed to project above the maximum height limit established in the Zoning Ordinance. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment 18-0011 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Planning Commission Long-Range Planning Subcommittee

The Long-Range Planning Subcommittee discussed the proposed zone text amendments on August 17, 2018. The Commissioners provided specific direction as reflected in the draft zone text amendment.

EXHIBITS

- A. Resolution No. PC 18-0011
- B. June 5, 2017 City Council Staff Report
- C. Summary of rooftop projection standards

RESOLUTION NO. PC 18-1286

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 18-0011 TO AMEND TITLE 19, ZONING ORDINANCE, WEST HOLLYWOOD MUNICIPAL CODE, TO AMEND STANDARDS FOR ALLOWABLE ROOFTOP PROJECTIONS, CITYWIDE.

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. The City Council directed staff to evaluate existing standards for allowable rooftop projections in all zoning districts.

SECTION 2. The proposed zone text amendment amends existing standards for allowable rooftop projections to make it clear what is allowed to project above the allowable height, and the maximum area it can take on the roof.

SECTION 3. A public hearing was duly noticed for the Planning Commission meeting of September 6, 2018 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, mailings sent to neighborhood groups, the City website, and by announcement on City Channel 6 starting August 23, 2018.

SECTION 4. The zone text changes are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the environment because the zone text amendments will provide clear standards for rooftop features that would be allowed to project above the maximum height limit established in the Zoning Ordinance. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment 18-0011 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 5. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0011 is consistent with the Goals and Policies of the General Plan, including Goal LU-1 of the Land Use Element, which states that the City should maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future; This action implements General Plan 2035 by clarifying what is allowed to projects above the maximum height limit established in the Zoning Ordinance and does not impede the City's ability to meet its other General Plan Goals and Policies.

SECTION 6. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zone Text Amendment 2018-0011, which is attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 6th day of September, 2018 by the following vote:

AYES: Commissioner: Aghaei, Altschul, Bass, Buckner,
Hoopingarner, Chair Jones.

NOES: Commissioner: None.

ABSENT: Commissioner: Vice-Chair Carvalheiro.

ABSTAIN: Commissioner: None.

STACEY E. JONES, CHAIRPERSON

ATTEST:

BIANCA SIEGL, LONG RANGE PLANNING MANAGER

Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

Attachment A

New language is in underline and deletions are in ~~strikethrough~~.

Subsection (C) (Projections above Allowed Heights) of 19.28.080 (Height Measurement and Exceptions) is amended to read as follows:

C. Projections Above Allowed Heights.

1. No structure shall project above the height limits for each zoning district established in this Ordinance except as specified in this Section.

Rooftop projections in residential projects shall follow any design guidelines outlined in Chapter G-08 (Residential Design Guidelines in Article 19-2 Zoning Districts and Allowable Land Uses.

Rooftop projections in commercial projects shall follow any design guidelines outlined in Chapter G-12 (Commercial and Public Use Design Guidelines) in Article 19-2 Zoning Districts and Allowable Land Uses.

Table A is a summary of the maximum permitted projection(s) above the height limit or roofline of a building for structures that are typically mounted or attached to a building. Table A also establishes limitations in the horizontal coverage of permitted projections.

Table A: Allowed Projections Above Height Limits			
<u>Structure</u>	<u>Maximum Aggregate Coverage of Building's Roof Area (% or total gross square footage)</u>	<u>Maximum Vertical Projection (ft.)</u>	<u>Other Requirements</u>
<u>Projections Allowed in All Zoning Districts:</u>			
<u>Skylights</u>	<u>No limit</u>	<u>3 ft. above the roofline</u>	<u>-----</u>

Table A: Allowed Projections Above Height Limits			
<u>Structure</u>	<u>Maximum Aggregate Coverage of Building's Roof Area (% or total gross square footage)</u>	<u>Maximum Vertical Projection (ft.)</u>	<u>Other Requirements</u>
<u>Sustainable Energy Equipment located on a rooftop</u> <u>For solar access and solar equipment, please see also Section 19.20.170.</u>	<u>No limit</u>	<u>12 ft. above the height limit</u>	<u>Shall be set back a minimum of 2 feet from the edge of the roofline, with the exception of solar collector panels.</u>
<u>Elevator shafts</u>	<u>200 gross square feet per elevator shaft</u>	<u>15 ft. above the roofline</u>	<u>-----</u>
<u>Stairwells</u>	<u>200 gross square feet per stairwell</u>	<u>10 ft. above the roofline</u>	<u>-----</u>
<u>Chimneys, vent stacks and windscoops</u>	<u>5%</u>	<u>10 ft. above the height limit</u>	<u>-----</u>
<u>Parapets, fire escapes, catwalks, and open guard rails required by law</u>	<u>No limit</u>	<u>4 ft. above the roofline</u>	<u>As required by Title 13 of the West Hollywood Municipal Code</u>
<u>Non-occupiable architectural features such as steeples, spires, towers, domes, and cupolas</u>	<u>25%</u>	<u>12 ft. above the height limit</u>	<u>Maximum aggregate coverage combined with rooftop features for outdoor living areas shall not exceed 25% of the total roof area</u>
<u>Rooftop features for outdoor living areas, such as sunshade and open trellises.</u>	<u>25%</u>	<u>10 ft. above the roofline</u>	<u>Maximum aggregate coverage combined with non-occupiable architectural features shall not exceed 25% of the total roof area</u>

Table A: Allowed Projections Above Height Limits			
<u>Structure</u>	<u>Maximum Aggregate Coverage of Building's Roof Area (% or total gross square footage)</u>	<u>Maximum Vertical Projection (ft.)</u>	<u>Other Requirements</u>
<u>Mechanical rooms and enclosures, telecommunications facilities, ventilating fans, water tanks, cooling towers, or other equipment required to operate and maintain a building</u> <u>For telecommunications facilities, please see also Section 19.36.350</u>	15%	10 ft. above the roofline	<u>Shall be set back from the edge of the roofline a minimum of one half foot for every foot in height above the roof above which they are situated</u>

42. Height Averaging. The maximum height of a structure may be averaged, subject to approval by the Director. For example, where a flat-roofed structure could be built to a height of twenty-five feet, a sloping roof could be built to a maximum average height of twenty-five feet with the lowest portions of the roof slope at twenty feet, and the highest portions at twenty-eight feet.

~~2. Architectural Projections. Architectural projections, towers, and other architectural design elements integral to the overall design character of a structure and intended to distinguish its design and contribute to its architectural excellence may be allowed, provided they:~~

- ~~a. Are non-occupiable;~~
- ~~b. Are limited to the following maximum height limits above the height allowed by the underlying zoning district:~~

~~(1) Residential.~~

- ~~(a) If the applicable maximum height limit is thirty five feet or less: ten feet.~~
- ~~(b) If the applicable maximum height limit is over thirty five feet: twenty five feet.~~

~~(2) Non-residential structures may exceed the allowable height limit by a maximum of twenty five feet.~~

- ~~c. Are limited to 15 percent of the total roof area;~~
- ~~d. Do not result in adverse shadows on adjacent properties; and~~
- ~~e. Are approved by the Director through the development permit process.~~

~~3. Catwalks. Catwalks, parapets, and railings with a maximum height of four feet may be allowed.~~

~~4. Mechanical Equipment. Mechanical equipment, housings, telecommunications facilities and other appurtenant roof top structures or penetrations (e.g., skylights, stairwells, and ventilation atria) may be allowed, but shall not exceed 15 percent of the total roof area and shall not exceed ten feet in height above the roof above which they are situated. A roof top structure, equipment, or penetration shall be set back from the edge of the structure a minimum of one foot for every foot in height above the roof above which they are situated. For telecommunications facilities, see also Section 19.36.340.~~

SUBJECT: **COMMERCIAL BUILDING DEVELOPMENT STANDARDS,
HEIGHT AND MEASUREMENT**

INITIATED BY: **COUNCILMEMBER LAUREN MEISTER**

PREPARED BY: Andi Lovano, Project Development Administrator

STATEMENT ON THE SUBJECT:

The City Council will consider directing staff to evaluate ways of minimizing the impacts of building height in commercial zones and review current methods used for measuring building height to determine if the City's methodology is the most appropriate option for providing well-scaled developments. The specific objective of this item is to reduce impacts of commercial and mixed-use projects on adjacent properties. By balancing new building needs and impacts, this approach will enhance neighborhood livability and help maintain the integrity of both residential and commercial zones.

RECOMMENDATIONS:

Direct the Community Development Department (CDD) to:

- 1) Evaluate the City's current zoning codes to determine if the City's development standards and methodology for measuring building height are providing well-scaled commercial and mixed-use projects. Items to be evaluated include, but are not limited to:
 - a. Alignment of height measurements in West Hollywood Zoning Ordinance with height measurements in the California Building Code,
 - b. Development of measurement standards for "up slope" conditions vs. "down slope" conditions,
 - c. Impacts when adjacent residential zoning limits result in a height difference of two stories or greater,
 - d. Impacts of projections and other rooftop structures (non-occupiable or occupiable) and granting of modifications on overall building scale and height.

- 2) Provide clarification regarding how staff has been processing rooftop projections, other rooftop structures (non-occupiable or occupiable) and modifications of standards.
- 3) Present findings and recommend options to the Planning Commission (followed by City Council) that address the items above to amend applicable development standards and height measurement methods in the Zoning Ordinance.

BACKGROUND / ANALYSIS:

In response to community concerns about neighborhood livability, over-scaled residential, commercial and mixed-use development, the City Council directed Community Development Department staff to review development standards for R2, R3 and R4 neighborhoods. While the City is looking at development standards in residential zones, projects in commercial zones continue to be a challenge in terms of managing mass and scale as well as minimizing impacts on adjacent residential neighborhoods.

The City's zoning codes provide maximum height limits for structures in each residential and commercial zone in the City. For example, structures in the R3-A zone have a height limit of 25 feet or 2 stories and structures in the CC2 zone have a height limit of 45 feet or 4 stories. These are the base zoning height limits. Some projects may be eligible for additional height bonuses if they provide a certain number of affordable housing units or receive mixed-use development incentives. Height bonuses, along with floor area ratio (FAR) bonuses, have resulted in buildings that are large and out of scale with the neighborhood.

Height Measurement

The City of West Hollywood measures height using the Parallel Plane Method. It measures the vertical distance from the grade existing at the time of project submittal to an imaginary plane (not including projections) located the allowed number of feet above and parallel to the existing grade. This is used for sites with less than 5% slope.

While the topography of the southern portion of the City is relatively flat, moving north from Santa Monica Boulevard, the terrain slopes upward, with fairly steep inclines up many of the streets heading toward Sunset Boulevard. This topography can pose challenges to measuring the height of proposed new developments in order to ensure compliance with the City's established height limits. The actual height of a structure could vary depending on how height is measured. The City's Zoning Ordinance (Section 19.20.080) provides various methods for calculating height measurement for sloping sites depending on whether they are "side sloping sites" or "laterally sloping sites." (See Attachments 1 and 2.)

Exceptions

According to West Hollywood's Zoning Ordinance, architectural projections, towers, and other architectural design elements are permitted when they are considered to be integral to the overall design character of a structure. In the case of non-residential structures, projections may exceed the allowable height limit by up to 25 feet but are limited to 15% of the total roof area. Mechanical equipment, housings, telecommunications facilities and other appurtenant rooftop structures or penetrations (e.g., skylights, stairwells, and ventilation atria) may be allowed, but are also not supposed to exceed 15% of the total roof area and cannot exceed ten feet in height above the roof above which they are situated. A rooftop structure, equipment, or penetration is supposed to be set back from the edge of the building structure by a minimum of one foot for every foot in height above the roof above which they are situated.

California Building Code

Whereas the City measures height from the existing grade to an imaginary plane, the California Building Code defines building height as the vertical distance from grade plane¹ to the average height of the highest roof surface. According to state building codes, where the finished ground level slopes away from exterior walls, the reference plane is established by the lowest points within the area between the building and the lot line (or a point 6 ft. from the building if the lot line is more than 6 ft. from the building).

Issues:

- 1) The current methods used by the City to measure height in the Zoning Ordinance differ from and therefore are not consistent with the California Building Code. This difference can create confusion and misunderstandings amongst the public when new projects are approved and move from the Planning Division to Building & Safety.
- 2) While the City's Zoning Ordinance provides provisions for "side sloping sites" and "laterally sloping sites," it does not distinguish between properties with "up slope" conditions versus properties with "down slope" conditions. The unintended consequence of this is, those with up slope conditions are resulting in unnecessarily taller, bulkier projects.

¹ The 2016 California Building Code defines "grade plane" as: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

- 3) County Fire roof access standards and screening requirements for roof top mechanical equipment have changed over the years. Are new projects under the City's existing zoning codes able to accommodate these changes or do the codes need to be updated?
- 4) New development projects are being processed with "exceptions" (such as architectural projections) and other rooftop structures that create the appearance of additional height above what is intended in the Zoning Ordinance. For example, the 8711 Melrose Avenue project was permitted to construct a rooftop structure (a "retractable roof" over a rooftop restaurant) covering a substantial portion of the total roof area, and for all intents and purposes, is an additional floor.
- 5) The Zoning Ordinance provides for the ability to obtain up to a ten percent modification to development standards, including height. Modifications can create development that is even taller and more out-of-scale with a neighborhood, particularly when height increases above the base zoning have already been granted through height incentives or bonuses. Further, "minor modifications" may be approved by Planning staff after a project has been granted approval at a public hearing, and so transparency in the approval process is also an issue.

Summary

This item directs the Community Development Department to evaluate commercial development standards and current methods of height measurement and provide clarification on "Exceptions" and other rooftop structures in order to ensure the City's approach produces commercial and mixed-use developments that meet the City's zoning codes and are in scale with their surrounding neighborhoods.

The recommended actions would complement previously approved initiatives and directives to evaluate the City's development policies including reviewing the impacts of lot ties across different zones and evaluating the need for a mixed-use bonus as currently defined in the code. In addition, this item is consistent with the purpose of the Zoning Ordinance; i.e., to guide the orderly growth and development of the city, promote high quality urban design, and regulate land uses and the location and use of structures for residential, commercial, and other purposes consistent with the goals and policies of the General Plan; to maintain and enhance the City of West Hollywood's "urban village" pedestrian character with a unique, distinctive and secure environment for the city's residents and businesses; and maintain a balance between residential and non-residential land uses.

CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:

This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- PSG-1: Maintain the City's Unique Urban Balance with Emphasis on Residential Neighborhood Livability.

In addition, this item is compliant with the following goal(s) of the West Hollywood General Plan:

- LU-1: Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future.
- LU-5: Encourage a high level of quality in architecture and site design in all construction and renovation of buildings.

EVALUATION PROCESSES:

N/A

ENVIRONMENTAL SUSTAINABILITY AND HEALTH:

N/A

COMMUNITY ENGAGEMENT:

N/A

OFFICE OF PRIMARY RESPONSIBILITY:

COMMUNITY DEVELOPMENT DEPARTMENT

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Building Height Measurement in West Hollywood and Other Jurisdictions
2. West Hollywood Municipal Code § 19.20.080 Height Measurement and Exceptions

EXHIBIT C. Summary of rooftop projection

Row	Santa Monica Categories	West Hollywood		Santa Monica		Beverly Hills		Long Beach		Los Angeles	
		Max Add'l Height	Max Roof Area	Max Add'l Height	Max Roof Area	Max Add'l Height	Max Roof Area	Max Add'l Height	Max Roof Area	Max Add'l Height	Max Roof Area
1	Skylights Mechanical Equipment	10 ft.	15%, 1:1 setback	1 ft.	No Limit	15 ft.	33%, <45 degrees			5 ft.	1:1 setback
2	Chimneys, vent stacks <i>Unclear</i>			5 ft.	5%	Law max	N/S	2 ft.	N/S	5 ft.	N/S
3	Windscoops <i>Not Defined</i>			5 ft.	5%						
4	Solar energy systems located on a rooftop <i>Not Defined</i>			5 ft.	Not Specified			As necessary	N/S	5 ft.	1:1 setback
5	Antennas Mechanical Equipment	10 ft.	15%, 1:1 setback	25 ft. (first) and then rest 15 ft.	10%, May not be located between the building and any street-facing parcel line.	15 ft.	N/S	20 ft.	N/S		
6	Parapets, fire escapes, catwalks, and open guard rails required by law Catwalks	4 ft.	N/S	As required by law	As required by law	45 in. (3.75 ft.)	N/S	part of regular height limit		5 ft.	N/S
7	Non-occupiable features such as steeples, spires, towers, domes, and cupolas Architectural Projections	25 ft.	15%	10 ft.	10%	excluded from height of primary structure. Max height undefined		part of regular height limit		5 ft.	1:1 setback
8	Rooftop features for outdoor living areas, such as sunshade, open railings, trellises, and landscaping Architectural Projections	25 ft.	15%	10 ft.	25%						
9	Elevator shafts Mechanical Equipment	10 ft.	15%, 1:1 setback	18 ft.* above the roofline	15%	15 ft.	N/S	No Limit	N/S	10 ft. or 20 ft. (depends height limit)	N/S
10	Stairwells Mechanical Equipment	10 ft.	15%, 1:1 setback	14 ft.* above the roofline	25%	15 ft.	N/S			5 ft.	N/S
11	Mechanical rooms and enclosures Mechanical Equipment	10 ft.	15%, 1:1 setback	12 ft.* above the roofline	25%	15 ft.	N/S	No Limit	N/S	5 ft.	1:1 setback
12	Ventilating fans, water tanks, cooling towers, or other equipment required to operate and maintain a building, along with screening of such equipment Mechanical Equipment	10 ft.	15%, 1:1 setback	12 ft.	Total area enclosed by all screening may not exceed 30% of roof area	excluded from height of primary structure. Max height undefined		10 ft.	N/S	5 ft.	1:1 setback
13	Other Categories Flagpole							10 ft.	N/S	5 ft.	1:1 setback