DIAGRAM 2

ATTIC AREA INCLUDED IN GROSS FLOOR AREA (GFA)

Common intersection of the Roof, Roof Rafter and Ceiling Joist.
BASEMENT AREAS INCLUDED AND EXCLUDED FROM GROSS FLOOR AREA (GFA)

None of basement or crawl space area included in GFA

Attic

1st Floor Above

Finished surface of floor

5'-0"

Less than 3'-0" above

More than 4'-0" below

Basement

Crawl Space

Grade Plane

50% of basement area* included in GFA

Attic

1st Floor Above

Finished surface of floor

More than 3'-0"

Less than 5'-0"

Basement

*Excluding crawl spaces and basement areas for parking, laundry equipment and mechanical equipment.

All basement area included in GFA

Attic

1st Floor Above

Finished surface of floor

More than 5'-0"

Basement

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DIAGRAM 4

HALF AND FULL STORY CALCULATIONS
FOR ATTIC AREA

In zones R-6 through RA-1, when Area in GFA is less than 40% of Area B Attic Counts as ½ story.

In zones RA-2 and RA-4, when Area in GFA is less than 50% of Area B Attic Counts as ½ story.

When Area in GFA is more than 40% of Area B Attic Counts as full story.
BASEMENT AREA COUNTED AS A STORY ABOVE GRADE UNDER THE FOLLOWING CONDITIONS

- More than 5'-0" above Grade Plane
- More than 12'-0" above Finished Grade at any point
Where the front lot line is along the terminus of a cul-de-sac, the distance may be measured at the required front yard depth setback along an arc concentric with the street line.

Required (minimum) Yard
See Sec. 6-205
DIAGRAM 7

ILLUSTRATION DISTINGUISHING YARDS FROM REQUIRED YARDS

Rear Lot Line

<table>
<thead>
<tr>
<th>Side Yard</th>
<th>Principal Building</th>
<th>Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Lot Line</td>
<td></td>
<td>Side Lot Line</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street</th>
<th>Front Lot Line</th>
</tr>
</thead>
</table>

Required (minimum) Yard
See Sec. 6-205
**Diagram 7.1**

**ILLUSTRATION OF YARDS FOR TYPICAL LOTS AND REAR LOTS**

- **Principal Building**
  - **Front Yard**
  - **Rear Yard**
  - **Side Yard**

- **Rear Lot Line**
  - **Side Lot Line**
  - **REAR LOT**
  - **STREET FRONTAGE LOT**

- **Street**
  - **Front Lot Line**

---

**Required (minimum) Yard**

See Sec. 6-205

*For Rear Lots property owner selects which lot line will be front lot line per Sec. 6-131.

The area of accessway is excluded from lot area calculation for lot size and FAR per Sec 6-131 (b) (6).
DIAGRAM 8

ILLUSTRATION OF LOT FRONTAGE MEASUREMENT

Rear Lot Line

Side Lot Line

Side Yard

Side Yard

Rear Yard

Principal Building

Minimum Frontage must extend 200% of minimum front yard depth

Street

Minimum Frontage Required by Zone

Required (minimum) Yard
See Sec. 6-205

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DIAGRAM 9

ILLUSTRATION OF YARDS FOR IRREGULAR SHAPED LOT

Rear Lot Line

Principal Building

Rear Yard

Side Yard

Side Lot Line

Front Yard

Front Lot Line

Street

Required (minimum) Yard

See Sec. 6-205
DIAGRAM 10
CORNER, REAR, AND THROUGH LOTS

STREET

THROUGH LOT

STANDARD LOT

REAR LOT

STANDARD LOT

THROUGH LOT

CORNER LOT

STREET

CORNER LOT

STANDARD LOT

STANDARD LOT
DIAGRAM 1A
R-6, R-7

DIAGRAM 1A
R-12, R-20
**DIAGRAM 1A**

**RA 1**

![Diagram RA 1]

**DIAGRAM 1A**

**RA 2, RA 4**

![Diagram RA 2, RA 4]
Diagram 11: Illustration of Building Orientation and Impacts to Waterfront Views

Diagram 12: Illustration of Waterfront Public Access and Public Accessway Easements

Diagrams = Page 14
**DIAGRAM 13:** ILLUSTRATION OF CONDITIONS WHERE A WIDER PUBLIC WATERFRONT ACCESS EASEMENT MAY BE REQUIRED

**DIAGRAM 14:** ILLUSTRATION OF PUBLIC ACCESS SIGNAGE FROM THE DEEP COASTAL PUBLIC ACCESS SIGN CATALOG
**Diagram 15: Illustration of Design Standards for Public Waterfront Access Improvements**

**Diagram 16: Illustration of Waterfront Walkway and Vegetative Buffer Design Standards**

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