

Text amendment PLPZ 2021 00341	Text amendment To add clarification to 6-110(d)(e) involving the stepping back of a top floor under certain conditions.
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APPLICATION SUMMARY:

The purpose of this text amendment is to clarify the language of 6-110(d)(e) involving the stepping back of a top floor under certain conditions.

Proposed amendment to 6-110(d)(e) (bold to be added, strike through to be deleted):

ORIGINAL language to be deleted:

~~e) The floor area of any fourth story shall not exceed 70% of the floor area of the third story. Further, the exterior wall(s) of the fourth story shall be stepped back from all street façades by a quarter foot for each foot of building height, excluding parapets, unless the Commission finds that a different façade is more appropriate to reduce the massing of the structure.~~

Proposed language:

e) The upper floors of a building, which if at any point is above a height of 45' except for those parts of a structure that are exempt pursuant to Section 6-127, regardless of the number of storeys, shall not exceed 70% of the floor area of the floor below. Further, the exterior wall(s) of the upper storeys shall be stepped back from all street façades by a quarter foot for each foot of total building height, unless the Commission finds that a different façade is more appropriate to reduce the massing of the structure.