

Amendment 1, Version 1 to Council Bill 120287 – Regulations for Rooftop Features

Sponsor: Councilmember Strauss

Clarification for rooftop projections for solar collectors in zones with heights greater than 40 feet and correction to drafting error.

Effect: This amendment would clarify that solar collectors above a height of 40 feet can extend up to seven feet above an otherwise applicable height limit and correct a drafting error.

In 2019, the City added a 55 foot height limit for some zones. Previously, there were no intervening zones with heights limits between a 40 feet and a 65 feet. This amendment clarifies that structures in that zone, or any future zone height limit exceeding 40 feet, can have solar collectors that extend up to 7 feet above the roofline.

The amendment also corrects an error in the transmitted legislation that includes a reference to *lodging uses* in a section that would govern rooftop features on penthouses for *office uses*.

Amend Section 5 to Council Bill (CB) 120287 as follows:

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C. Rooftop features

1. Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, provided they are a minimum of 10 feet from any side or rear lot line.

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2. Rooftop decks and other similar features may exceed the maximum height limit by up to two feet, and open railings or parapets required by the

Building Code around the perimeter of rooftop decks or other similar features may exceed the maximum height limit by the minimum necessary to meet Building Code requirements.

3. Solar collectors

a. In zones with mapped height limits of 30 or 40 feet, solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

b. In zones with height limits of ~~((65 feet or more))~~ greater than 40 feet, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

* * *

Amend Section 15 as follows:

C. Rooftop features and additions to structures

f. ~~((Residential and office penthouses))~~ Rooftop penthouses. The following types of occupied rooftop penthouse uses are permitted as a rooftop feature of a new building, or as a rooftop addition on an existing structure if it is at least 40 feet in height. Measurement of height for purposes of this subsection 23.66.140.C.4.f may include the height of already-permitted and already-built rooftop penthouses regulated by this subsection 23.66.140.C.4.f.

2) ~~((Office penthouses are permitted only if the footprint of the existing structure is greater than 10,000 square feet and the structure is at least 60 feet in height.))~~ When permitted, office penthouses ~~((shall be set back a minimum of 15 feet from all property lines and))~~ may cover a maximum of 50 percent of the total roof surface, ~~((Office penthouses))~~ may extend up to 12 feet above the roof of the structure, ~~((and))~~ shall be functionally integrated into the existing structure, and shall be set back a minimum of 15 feet

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from all property lines. Accessory mechanical equipment may be placed on roofs of these penthouses if needed to support ~~lodging~~ these uses. The height of this equipment is limited to the minimum needed to serve its function, and its coverage is subject to the coverage limits in subsection 23.66.140.C.4.d.