

AN ORDINANCE REGULATING SINGLE FAMILY RESIDENTIAL REDEVELOPMENT

Because additions to or replacement of existing single family residences can result in large structures that are incompatible with the appearance and character of established neighborhoods; the City of University Heights adopts the following ordinance provisions concerning demolition or removal of existing single family dwellings, combination or consolidation of existing single family dwelling residential lots, and maximum floor area ratio limitations on the size of buildings on single family dwelling residential lots.

Section 1. Demolition or Removal of Existing Single Family Dwellings

- A. A building or other structure designed for use as a single family dwelling shall not be demolished or removed until a demolition or removal permit has been by the Building Inspector.
- B. The application for a demolition or removal permit shall be accompanied by photo documentation of the building or structure to be demolished or removed, its location and nature of construction, the method or procedure of demolition or removal, the time frame for such demolition or removal, and the method or procedure for the filling of any resulting pits or holes and the disposal of all demolition debris.
- C. The application for a demolition or removal permit shall be accompanied by a description of any building or other structure proposed to be constructed in place of the demolished or removed building or structure, and the time frame in which such construction will occur.
- D. No demolition or removal permit shall be issued until seven (7) working days after the date the applicant has posted the building to be demolished with such notice as the Building Inspector may direct.

Section 2. Effect of Combination or Consolidation of Existing Single Family Dwelling Residential Lots on Minimum Yard Regulations

Ordinance No. 79 is amended by the addition of the following new sections 3(24) and 8(F):

Section 3. Definitions.

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- 24. An “existing single family dwelling residential lot” is a single existing platted lot or any combination or consolidation of all or any portion of more than one adjacent existing platted lots on which a existing single family dwelling was located on or before March 1, 2013.

Section 8. Yard Regulations

- F. Absent express City Council approval of the combination or consolidation of all or any portion of more than one adjacent existing single family

dwelling residential lots, the minimum yard regulations this section specifies for the R-1 single family residential zone shall be applied based on the present boundaries of existing single family dwelling residential lots.

Section 3. Single Family Dwelling Floor Area Ratio Limitations

Ordinance No. 79 is amended by the addition of the following new sections 3(25) and 8A:

Section 3. Definitions.

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25. Floor Area Ratio (FAR) is the ratio, expressed as a percentage, of the amount of floor area structure of a building and accessory structures against the area of the lot.

Section 8A. Maximum Building Size.

- A. No building or no addition to an existing building shall be constructed on an existing single family dwelling residential lot (or on any combination or consolidation of all or any portion of more than one existing single family dwelling residential lot subsequently approved by the City Council) which will result in the aggregate size of all such buildings exceeding a floor area ratio of 40%.
- B. Determination of maximum building size shall include the following:
1. The floor area of attached garages and attached garage attics over 7 feet, 8 inches in height;
 2. The floor area of house attic space over 7 feet, 8 inches in height; and
 3. The potential floor area of second floor cathedral ceiling space over 14 feet in height.
- C. Determination of maximum building size shall exclude the following:
1. The floor area of outdoor decks and roofed screen porches; and
 2. The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas.
 3. The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet..