

DEFINITION OF DORMERS AS IT APPLIES TO ONE-AND-ONE HALF STORY BUILDINGS

Per the determination for one-and-one half story structures, dormer and gables must be utilized to provide the half story. This determination provides the construction methodology for converting an attic into livable space; therefore, further clarification is necessary. In consultation with various planners, plan reviewers, and administration, it has been determined that dormers and gables used to satisfy the half-story requirements must be constructed in the following way

1. Dormers added must be true roof dormers with separate roof structures. Wall dormers will not be allowed to satisfy the dormer requirement.
2. Dormers may not tie into other dormers; however, they may tie into one sloping side of a gable.
3. Dormers may not share the same ridge line as the main roof structure, but must be set down from the main roof ridge – clearly delineating the dormer from the main roof.
4. The main roof eave (the space between the dormers) must terminate at the first floor eave.
5. The wall faces of dormers must be set back from the wall face of the first story below.
6. Windows located in gable ends must be located above the bottom of the gable eave.
7. False pent roofs between the stories may not be used to satisfy the .5 story requirement.