

(e) Height Map Overlay (-HM).

(1) Purpose.

The height map (-HM) overlay is intended to modify the height requirements in the underlying zoning district. The -HM overlay may also be used to address the potential tunnel effect of tall buildings along roadway corridors.

(2) In General.

The boundaries of a -HM overlay are not required to follow lot lines or match parcel boundaries.

(3) Height Modifications Required.

(A) Reduction of Maximum Height.

The -HM overlay may reduce the maximum height in any district.

(B) Increase of Maximum Height.

The -HM overlay may increase the maximum height in the WMU-40 and WR-40 districts.

(4) Reduction of Minimum Height Prohibited.

An -HM overlay may not be used to reduce the minimum height provisions of Section 51A-13.302(b).

(f) Parking Management Overlay (-PM).

(1) The Parking Management (-PM) overlay is intended to:

(A) address parking needs within a designated area on an area-wide basis rather than on a parcel-by-parcel basis;

(B) establish a parking management program to achieve the most efficient use of available parking facilities within a designated area;

(C) reduce traffic congestion and parking shortages; and

(D) encourage joint-use parking facilities.

(2) The city council may establish a -PM overlay in accordance with Section 51A-13.410, "Parking Management Overlay (-PM)."

SEC. 51A-13.302.

HEIGHT.

(a) Maximum District Height.

(1) Height within a WMU, WR, or RTN district cannot exceed the maximum height limit below (in feet or stories), except as otherwise provided in this section.

Intensity	District	Height in Stories (max)	Height in Feet (max)
LOW	RTN	2½	35
	WMU-3, WR-3	3½	50
	WMU-5, WR-5	5	80
MEDIUM	WMU-8, WR-8	8	125
	WMU-12, WR-12	12	180
HIGH	WMU-20, WR-20	20	300
	WMU-40, WR-40	40	600

(2) Single-story shopfront, townhouse stacked, townhouse, manor house, and single-family house development types have maximum height limits that may be lower than the district height limits. (See Section 51A-13.304, "Development Types.")

(3) Maximum height may be reduced by a -HM overlay.

(4) Height greater than 40 stories or 600 feet in WMU-40 or WR-40 is allowed through application of the -HM overlay.

(b) Minimum District Height.

(1) Height within a WMU, WR, or RTN district must meet or exceed the minimum requirements below (in stories), except as otherwise provided in this section.

Intensity	District	Height in Stories (min)
LOW	RTN	1
	WMU-3, WR-3	1
	WMU-5, WR-5	1
MEDIUM	WMU-8, WR-8	2
	WMU-12, WR-12	2
HIGH	WMU-20, WR-20	4
	WMU-40, WR-40	5

(2) Mixed use shopfront, townhouse stacked, townhouse, and manor house development types are required to be at least two stories in height regardless of the minimum district height. (See Section 51A-13.304, "Development Types.")

(3) The minimum height provisions apply to the first 30 feet of the building measured inward from the street-facing facade on any primary or side street, except that up to 20 percent of the required street frontage may be lower than the minimum height for the district.

(4) A -HM overlay cannot be used to override the minimum height provisions of this section.

(5) No minimum height requirements apply to civic buildings or open space lots.

(c) Measurement of Height.

(1) Except as provided in this paragraph, height is measured as defined in Section 51A-2.102, "Definitions."

(2) An attic story is considered a half-story and counts toward the calculation of maximum number of stories.

(3) A basement is not considered a story.

(4) If a ground story is more than five feet above grade, the space below that floor counts as an additional story.

(d) Story Height.

(1) Story height is measured from the top of the finished floor to the top of the finished floor above or, if there is no floor above, to the midpoint of the vertical dimension of the roof.

(2) Minimum ground story height requirements apply to the first 30 feet of the building measured inward from the street-facing facade.

(3) At least 80 percent of each upper story must meet the minimum upper-story height provisions.