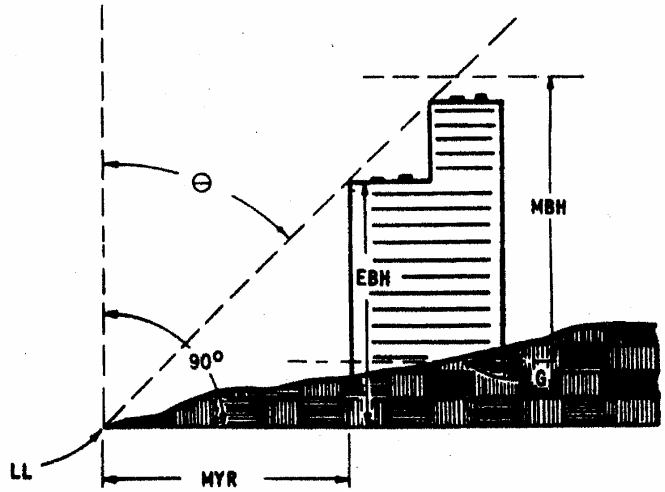
ILLUSTRATION 1

ANGLE OF BULK PLANE

Plate 1



Θ : Angle of bulk plane

LL : Lot line

MYR : Minimum yard requirement

EBH : Effective building height

MBH : Maximum building height

G : Grade (finished)

$$MYR = EBH \tan \Theta$$

$$EBH = \frac{MYR}{\tan \Theta}$$

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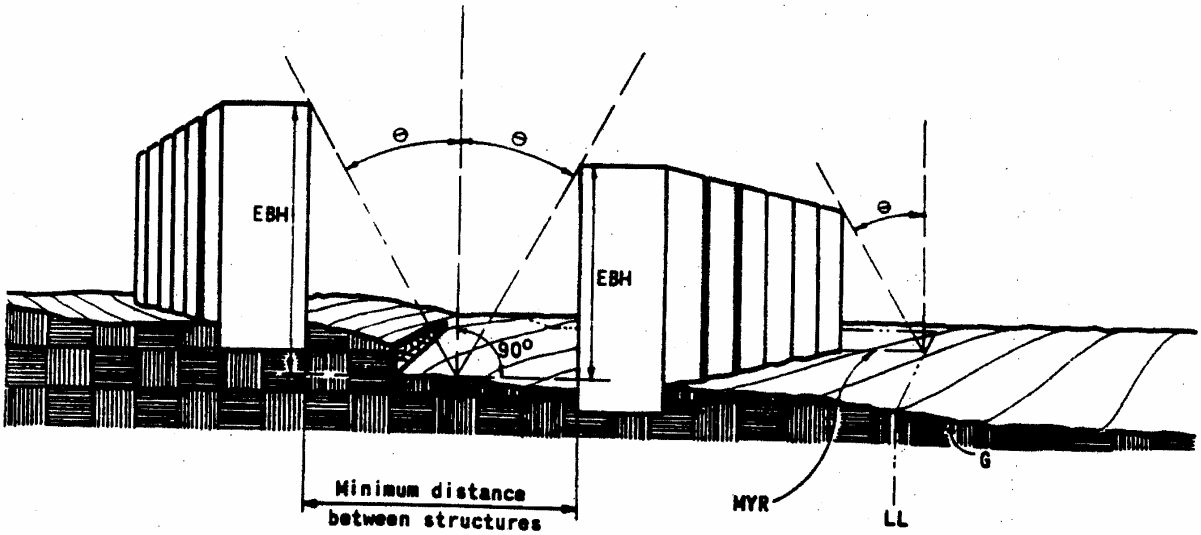
ILLUSTRATION I

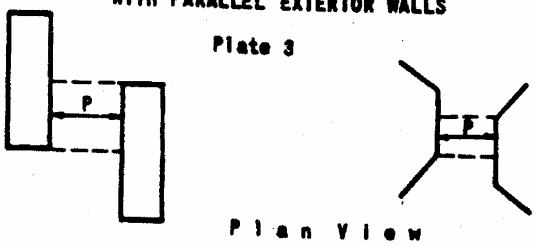
ANGLE OF BULK PLANE
Plate 2



Θ : Angle of bulk plane
LL : Lot line
MYR : Minimum yard requirement
EBH : Effective building height
G : Grade (finished)

PLANE OF MEASUREMENT (P) OF Θ FOR STRUCTURES
WITH PARALLEL EXTERIOR WALLS

Plate 3



Note: For the convenience of the reader, Table 1, presented on the following page, sets forth the minimum yard requirements for given effective building heights at varying prescribed angles.

TABLE 1

MINIMUM YARD REQUIREMENTS

Effective Building Height *(feet)*

Angle of Bulk Plane (degrees)	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200
5	1	1	2	2	3	3	3	4	4	5	5	6	6	7	7	7	8	8	9	9	10	10	10	11	11	12	12	13	13	14	14	14	15	15	16	16	17	17	17
10	2	3	4	4	5	6	7	8	9	10	11	11	12	13	14	15	16	17	18	19	19	20	21	22	23	24	25	26	26	27	28	29	30	31	32	33	34	34	35
15	3	4	5	7	8	9	11	12	13	15	16	17	19	20	21	23	24	25	27	28	29	31	32	33	35	36	38	39	40	42	43	44	46	47	48	50	51	52	54
20	4	5	7	9	11	13	15	16	18	20	22	24	25	27	29	31	33	35	36	38	40	42	44	45	47	49	51	53	55	56	58	60	62	64	66	67	69	71	73
25	5	7	9	12	14	16	19	21	23	26	28	30	33	35	37	40	42	44	47	49	51	54	56	58	61	63	65	68	70	72	75	77	79	82	84	86	89	91	93
30	6	9	12	14	17	20	23	26	29	32	35	38	40	43	46	49	52	55	58	61	64	66	69	72	75	78	81	84	87	89	92	95	98	101	104	107	110	113	115
35	7	11	14	18	21	25	28	32	35	39	42	46	49	53	56	60	63	67	70	74	77	81	84	88	91	95	98	102	105	109	112	116	119	123	126	130	133	137	140
40	8	13	17	21	25	29	34	38	42	46	50	55	59	63	67	71	76	80	84	88	92	96	101	105	109	113	117	122	126	130	134	138	143	147	151	155	159	164	168
45	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200
50	12	18	24	30	36	42	48	54	60	66	72	77	83	89	95	101	107	113	119	125	131	137	143	149	155	161	167	173	179	185	191	197	203	209	215	220	226	232	238
55	14	21	29	36	43	50	57	64	71	79	86	93	100	107	114	121	129	136	143	150	157	164	171	179	186	193	200	207	214	221	228	236	243	250	257	264	271	278	286
60	17	26	35	43	52	61	69	78	87	95	104	113	121	130	139	147	156	165	173	182	191	199	208	217	225	234	242	251	260	268	277	286	294	303	312	320	329	338	346
65	21	32	43	54	64	75	86	97	107	118	129	139	150	161	172	182	193	204	214	225	236	247	257	268	279	290	300	311	322	332	343	354	365	375	386	397	407	418	429

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ILLUSTRATION 2

BUILDING HEIGHT

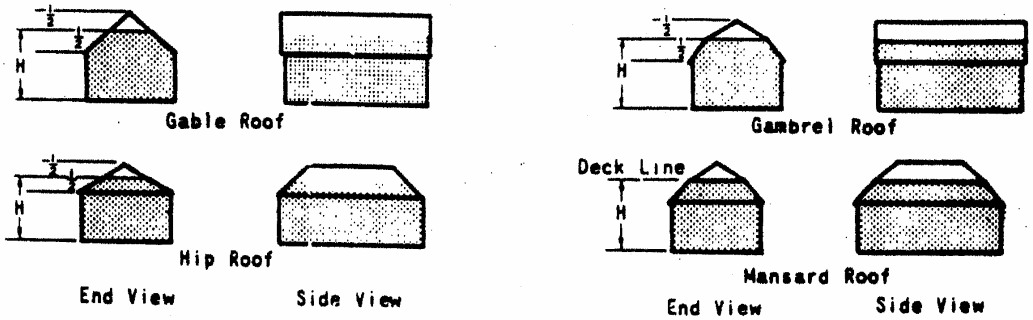
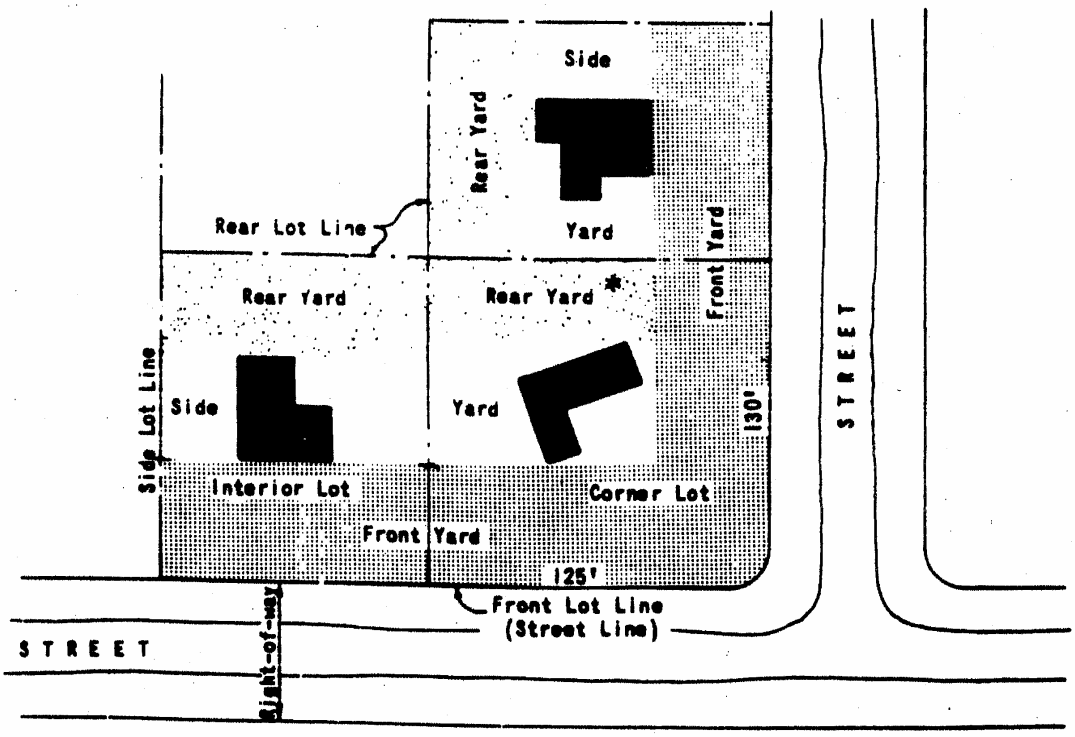


ILLUSTRATION 3

LOT LINES AND YARDS



*For single family detached dwellings in the R-E through R-8 districts the minimum required rear yard on a corner lot may equal but shall not be less than the minimum side yard requirement for the district.

APPENDIX 2 - ILLUSTRATIONS

ILLUSTRATION 4

FULL CUT-OFF OUTDOOR LIGHTING FIXTURE

PLATE 1

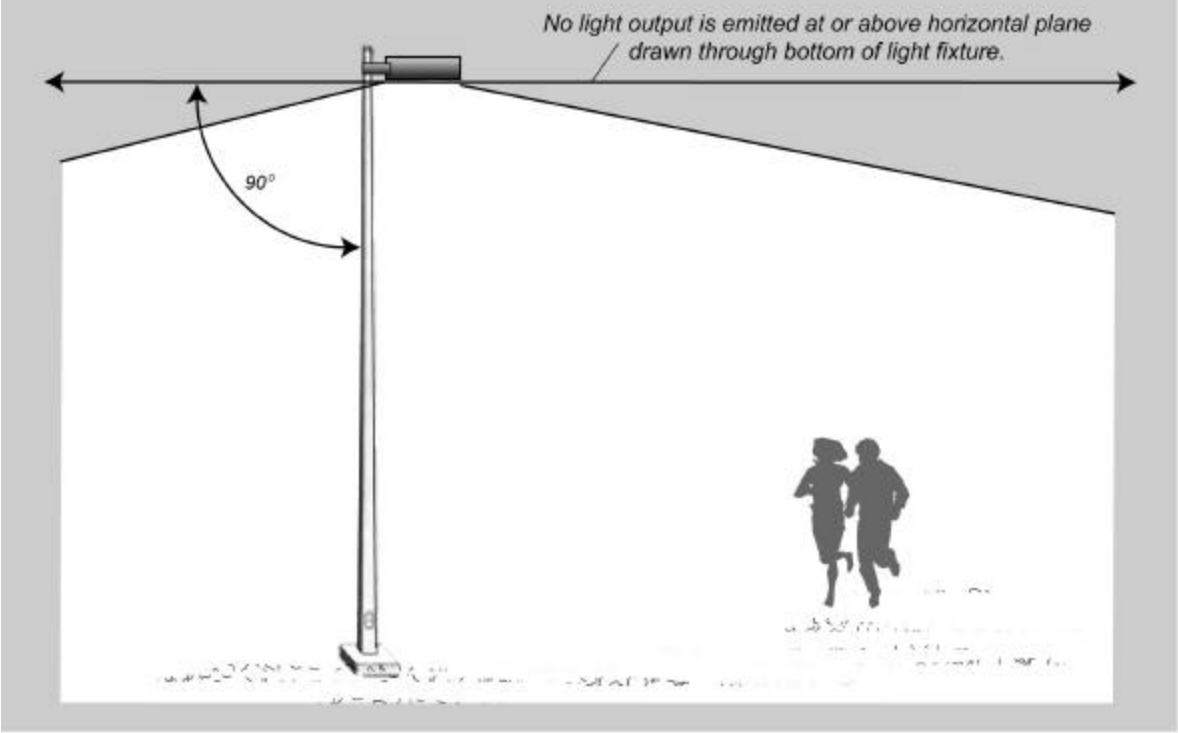
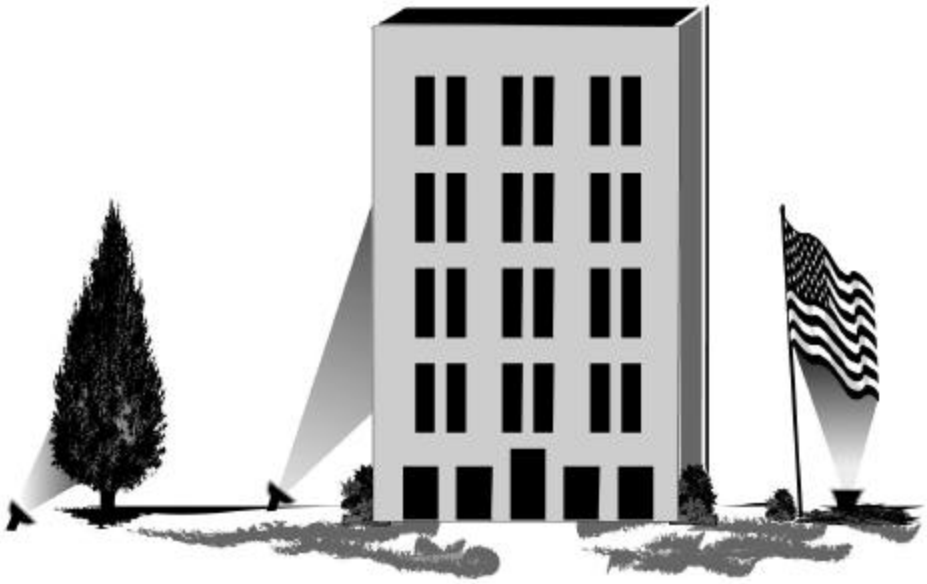


ILLUSTRATION 4

ARCHITECTURAL/LANDSCAPE LIGHTING EXAMPLES

PLATE 2

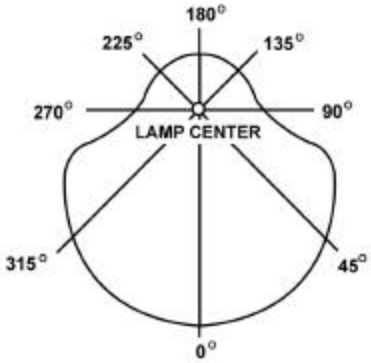


Lighting used for architectural/landscaping lighting shall be aimed and controlled so that light is confined, as much as possible, to the objects that are intended to be lit.

ILLUSTRATION 4

EXAMPLES OF DIRECTIONALLY SHIELDED LIGHT FIXTURES

PLATE 3

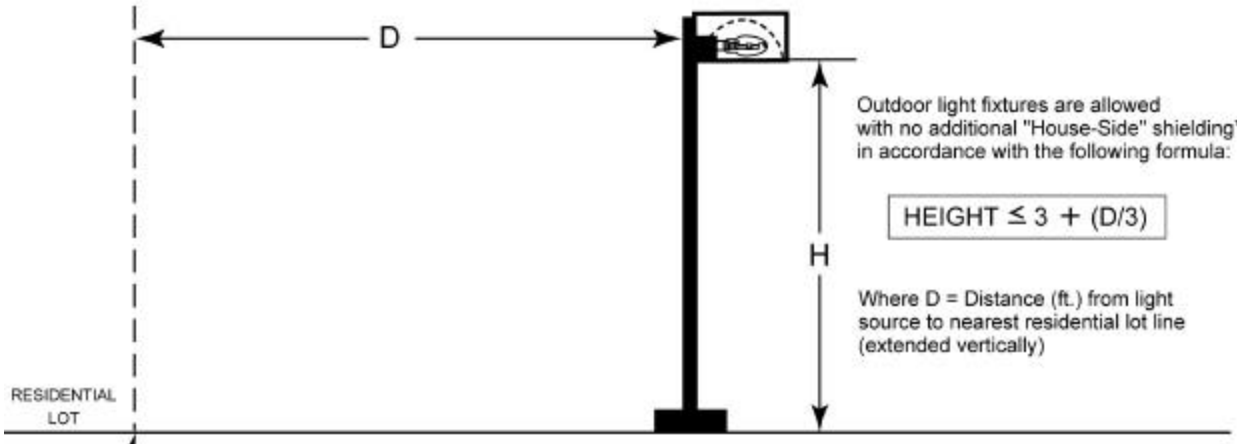


A plan view example of a non-uniform light distribution pattern. This effect can be achieved by using optical lenses within a fixture (full cut off type, or other) or by fixture shielding devices.

ILLUSTRATION 4

HOUSE - SIDE SHIELDING

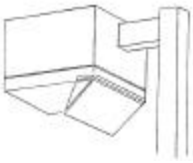
PLATE 4



Outdoor light fixtures are allowed with no additional "House-Side" shielding* in accordance with the following formula:

HEIGHT ≤ 3 + (D/3)

Where D = Distance (ft.) from light source to nearest residential lot line (extended vertically)



* Additional house-side shielding shall be added in all cases where height > 3 + (D/3). Such shielding devices shall prevent the lamp portion of light fixture from being directly viewed from abutting residential property.

ILLUSTRATION 4

EXAMPLES OF SOME COMMON OUTDOOR LIGHTING FIXTURES

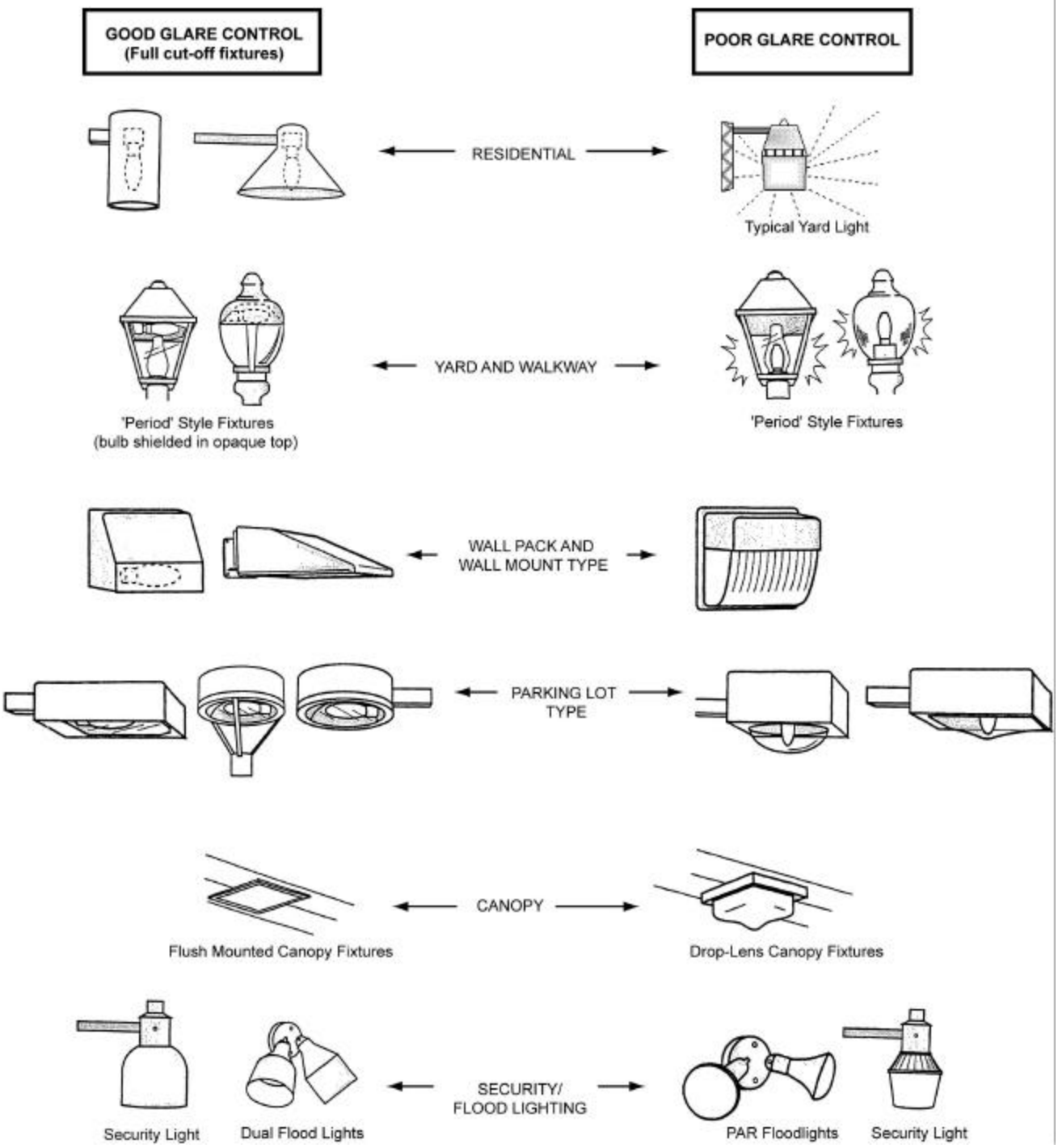



PLATE 5