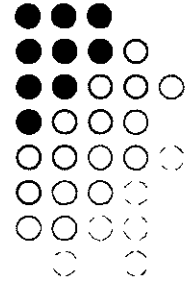


Below Grade Exemption

- Task Force Recommendation
 - Below grade portion must be achieved below the lower of natural or finished grade;
 - The exempted habitable space below grade must have at least 50% of the building perimeter surrounded by natural grade.
- Alternative recommendation:
 - Below grade portion must be achieved below natural grade;
 - The exempted habitable space below grade must have at least 60% of the building perimeter wall area surrounded by natural grade



Staff Recommendation

- Amend and adopt the draft ordinance to:
 - Correct a typo on page 10 to state that a sidewall articulation is required when the structure is an “average distance of less than 9 feet” rather than “9 feet or less.”
 - Include an uncoded section directing the City Manager to conform the drawings to the revised code language.