

1 C. Rooftop features and additions to structures. The height limits established for the
2 rooftop features described in this subsection may be increased by the average height of the
3 existing street parapet or a historically substantiated reconstructed parapet on the building on
4 which the rooftop feature is proposed. The setbacks required for rooftop features may be
5 modified by the Department of Neighborhoods Director, after a sight line review by the
6 Preservation Board to ensure that the features are minimally visible from public streets and parks
7 within three hundred (300) feet of the structure.
8

9 1. Religious symbols for religious institutions, smokestacks and flagpoles
10 may extend up to fifty (50) feet above the roof of the structure or the maximum height limit,
11 whichever is less, except as regulated in Chapter 23.64 of this Land Use Code, provided that
12 they are a minimum of ten (10) feet from all lot lines.
13

14 2. Open railings, planters, clerestories, skylights, play equipment, parapets
15 and firewalls may extend up to four (4) feet above the roof of the structure or the maximum
16 height limit, whichever is less, with unlimited rooftop coverage.
17

18 3. Solar collectors, excluding greenhouses, may extend up to seven (7) feet
19 above the roof of the structure or the maximum height limit, whichever is less, with unlimited
20 rooftop coverage, provided they are a minimum of ten (10) feet from all lot lines.
21

22 4. The following rooftop features may extend up to eight (8) feet above the
23 roof or maximum height limit, whichever is less, when they are set back a minimum of fifteen
24 (15) feet from the street and three (3) feet from an alley. They may extend up to twelve (12) feet
25 above the roof when set back a minimum of thirty (30) feet from the street. A setback may not be
26
27
28

1 required at common wall lines subject to review by the Preservation Board and approval by the
2 Department of Neighborhoods Director. The combined coverage of the following listed rooftop
3 features shall not exceed fifteen (15) percent of the roof area:

- 4 a. Solar collectors, excluding greenhouses;
- 5 b. Stair and elevator penthouses;
- 6 c. Mechanical equipment;
- 7 d. Minor communication utilities and accessory communication

8 devices, except that height is regulated according to the provisions of Section 23.57.014.

9
10 Additional combined coverage of these rooftop features, not to exceed twenty-five (25)
11 percent of the roof area, may be permitted subject to review by the Preservation Board and
12 approval by the Department of Neighborhoods Director.

13
14 5. On ((S))structures existing prior to June 1, 1989 and on additions to such
15 structures permitted according to Section 23.66.140 C9 or otherwise. ((may add)) new or
16 replacement ((existing)) mechanical equipment and stair and elevator penthouses may extend up
17 to eight (8) feet above the elevation of the existing roof or addition, as applicable, ((elevation))
18 when they are set back a minimum of fifteen (15) feet from the street and three (3) feet from an
19 alley; or may extend up to twelve (12) feet above the elevation of the existing roof or addition, as
20 applicable, ((elevation-))when they are set back a minimum of thirty (30) feet from the street,
21 subject to review by the Preservation Board and approval by the Department of Neighborhoods
22 Director.

23
24
25 6. Residential and Office Penthouses.

1 a. Residential penthouses may cover a maximum of fifty (50)
2 percent of the total roof surface and may extend up to eight (8) feet above the roof when set back
3 a minimum of fifteen (15) feet from the street property line, or twelve (12) feet above the roof
4 when set back a minimum of thirty (30) feet from the street property line.

5 b. Office penthouses shall be permitted only when the footprint of
6 the existing structure is greater than ten thousand (10,000) square feet and the structure is at least
7 sixty (60) feet in height. When permitted, office penthouses shall be set back a minimum of
8 fifteen (15) feet from all property lines and may cover a maximum of fifty (50) percent of the
9 total roof surface. Office penthouses may extend up to twelve (12) feet above the roof of the
10 structure and shall be functionally integrated into the existing structure.

11 c. The combined height of the structure and a residential penthouse
12 or office penthouse, where permitted, shall not exceed the maximum height limit for that area of
13 the District in which the structure is located.

14 7. Screening of Rooftop Features. Measures may be taken to screen rooftop
15 features from public view subject to review by the Preservation Board and approval by the
16 Department of Neighborhoods Director. The amount of roof top area enclosed by rooftop
17 screening may exceed the maximum percentage of the combined coverage of rooftop features
18 listed in subsection C4 above. In no circumstances shall the height of rooftop screening exceed
19 fifteen (15) feet above the maximum height limit or height of an addition permitted according to
20 Section 23.66.140 C9 or otherwise, whichever is higher.
21
22
23
24
25
26
27
28

