

CHERRY HILLS VILLAGE COLORADO

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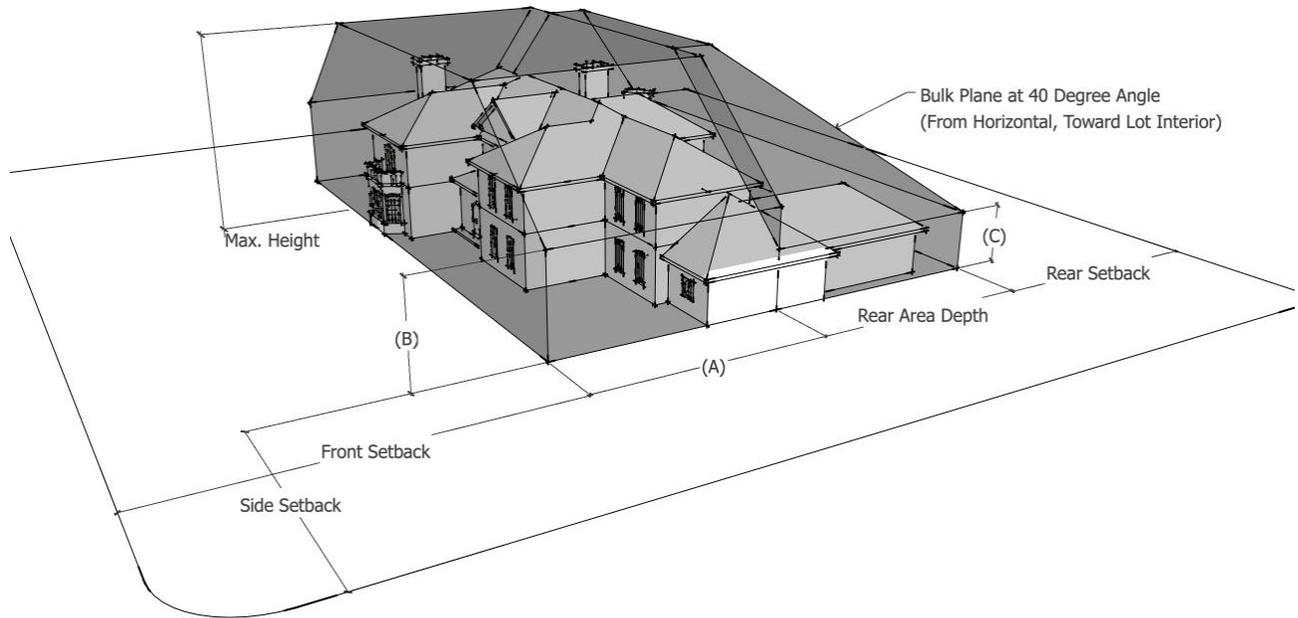
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BULK PLANE AND FAR REQUIREMENTS

Cherry Hills Village has adopted Bulk Plane and Floor Area Ratio zoning requirements for the R-1, R-2, R-3, R-4 and R-5 zone districts. A Bulk Plane requirement lowers height near the edges of a lot by establishing an inclined plane over which buildings may not protrude. An FAR requirement limits the size of a home relative to the size of the lot. By pushing taller building elements towards the center of a lot and ensuring buildings are proportional to the size of the lot, the Bulk Plane and FAR standards are intended to reduce massing impacts on neighboring properties and promote privacy and solar access.

How to Measure Bulk Plane

The Bulk Plane is measured based on a starting height at the Side and Rear Yard Lines, then rises at a 40° angle towards the center of the lot until it reaches the maximum permitted height. For lots in the R-1, -R-2, R-3 and R-4 zone districts, there is a more permissive Front Area Depth allowing taller building elements at the setbacks. The Front Area Depth and Bulk Plane starting height for each zone district is summarized in the table below:



- (A) – Front Area Depth
- (B) – Front Area Starting Height
- (C) – Rear Area Starting Height

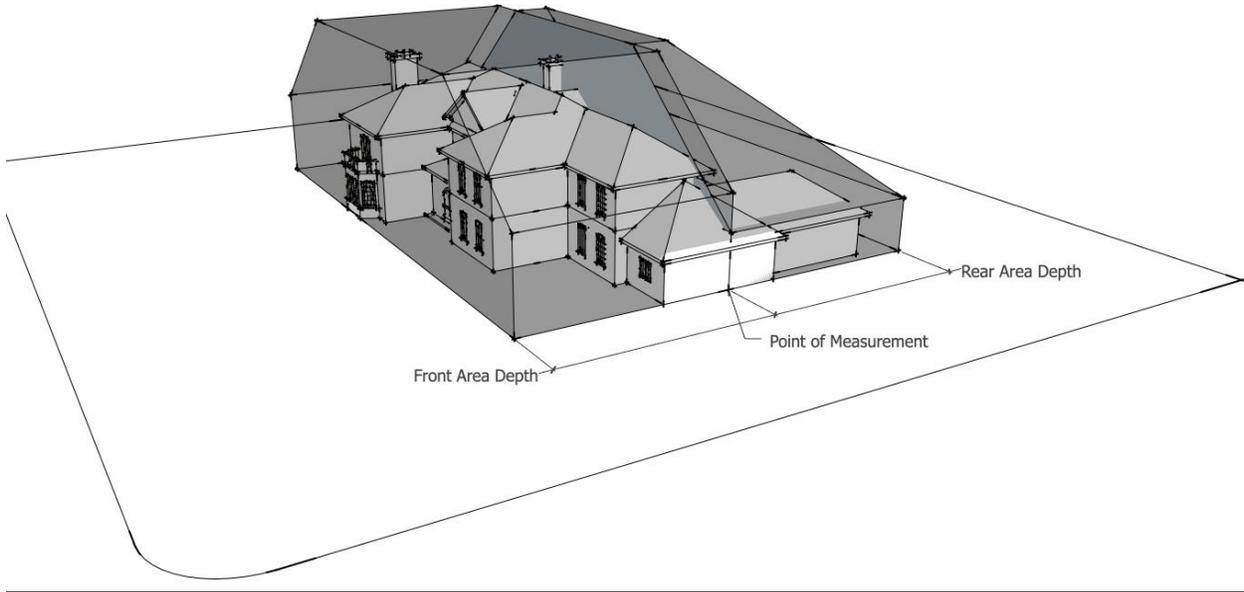
Table 1: Bulk Plane Requirements by Zone District

	R-1	R-2	R-3	R-4	R-5
Front Area Depth	50'	50'	42'	42'	42'
Starting Height (front area)	21'	21'	21'	21'	12' 6"
Starting Height (rear area)	12' 6"	12' 6"	12' 6"	12' 6"	12' 6"
Angle (front and rear areas)	40°	40°	40°	40°	40°

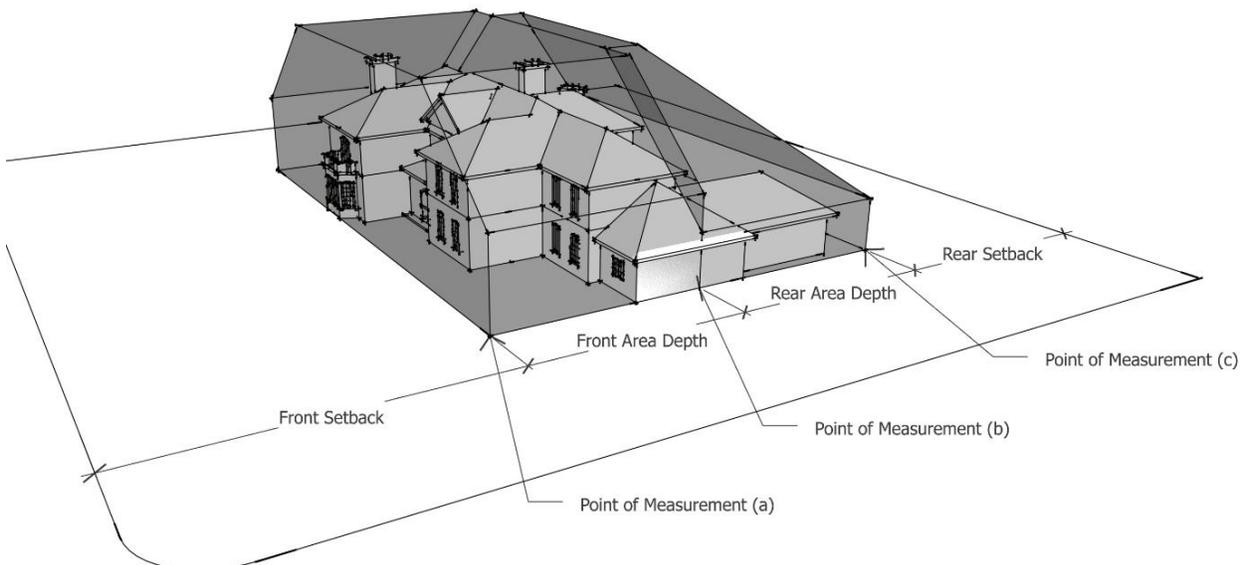
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The starting points for measuring the Bulk Plane for lots where the average Natural Grade does not differ by more than 7% along the minimum front, side or rear yard lines are the points at each minimum side yard line that coincide with the minimum front area depth for the bulk plane



The starting points for measuring the Bulk Plane for lots where the average Natural Grade is 7% or more along the minimum front, side or rear yard lines are the points at each minimum side yard line that coincide with the minimum front yard line; the points at each minimum side yard line that coincide with the minimum front area depth for the bulk plane; and the points at each minimum side yard line that coincide with the minimum rear yard line.



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Allowed Encroachments into Bulk Plane

The following building elements may encroach beyond the bulk plane as specified:

- Roof overhangs or eaves, provided that they do not extend more than 30' horizontally beyond the bulk plane.
- A rooftop solar system that is flush mounted to the roof or mounted at up to a 15° angle measured from a horizontal plane, provided that the roof structure supporting the solar system does not extend beyond the bulk plane.
- The gable end of a sloping roof form, provided that it: 1) does not extend more than 11' horizontally beyond the bulk plane including any roof overhang; 2) does not extend more than 9' vertically beyond the bulk plane; and has a maximum width of 42' including any roof overhang.
- Dormers, provided that: 1) the highest point of any dormer is at or below the height of the primary roof ridge; 2) the portion of any dormer that extends beyond the bulk plane has a maximum width of 12' including any roof overhang; 3) the dormer does not extend more than 6' vertically beyond the bulk plane; 4) The combined width of all dormers does not exceed 50% of the length of the roof on which they are located; 5) the space between dormers is not less than 6'; and 6) the dormer is inset at least three (3) feet from the nearest building wall.
- Chimneys, provided that it: 1) does not extend more than five (5) feet vertically beyond the bulk plane; and 2) the portion of any chimney that extends beyond the bulk plane has a maximum width of six (6) feet including any roof overhang.
- Wireless communications facilities conforming to the requirements of Chapter 20.
- Television antennas conforming to the requirements of Section 16-3-150.
- Satellite dish antennas conforming to the requirements of Section 16-3-150.

Accessory Structure Bulk Plane

For zone districts where the minimum side or rear yard for an accessory structure is less than the minimum Side or Rear Yard specified for a primary structure, the Bulk Plane shall begin at a starting height of twelve 12' 6" along the entire length of the Side and Rear Yard Lines.

How to Measure FAR

FAR is measured using the ratio of the total enclosed above-grade floor area of the principal structure to the net lot area. (Above-Grade Floor Area/Net Lot Area = FAR)

Above-grade floor area is calculated at 100% for rooms, mezzanine, loft and attic spaces where the distance between the floor and the ceiling or roof rafters directly above is greater than 6' but not more than 16'; stairways with a maximum footprint of 100 sq. ft.; utility areas; attached garages; roofed porches, balconies, loggias and breezeways that are enclosed on more than two sides; and walkout basements (portions of basements having a ceiling height of at least six (6) feet and surrounded by an exterior wall that is exposed by more than four (4) feet above the adjacent finished grade). Above-grade floor area is calculated at 200% for high volume spaces where the distance between the floor and the ceiling or roof rafters directly above is greater than 16' or for stairways with a footprint greater than one hundred 100 sq. ft. The FAR for each zone district is summarized in the table below:

Table 2: FAR Requirements by Zone District

	R-1	R-2	R-3	R-4	R-5
Maximum Floor Area Ratio	0.23	0.23	0.25	0.30	0.30