Side Yard Wall Articulation: The purpose of side yard wall articulation is to reduce the perceived mass of a building by dividing it into smaller components, or to step down (decrease) the wall height.

Does Side Yard Wall Articulation apply to my property?

- Side Yard Wall Articulation applies to all:
  - Residential principal and accessory buildings in RR-1, RR-2, RE, and RL-1 zoning districts
  - Principal and accessory buildings used for single-family land use in the RMX-1 zoning district
  - Residential principal and accessory buildings in the RL-2 zoning district that are 8,000 square feet or larger that are not located within a Planned Unit Development (PUD), Planned Residential Development (PRD), or Planned Development (PD) unless identified in Appendix H of Ordinance #7684.

What is the area of concern for Side Yard Wall Articulation?

- The area of concern for any applicable property is the 20 foot area measured perpendicular to each side yard property line.

What is the Side Yard Wall Articulation standard, and when is it required?

- Within the area of concern, the total cumulative length of all walls that exceed a height of 14 feet shall not exceed 40 feet in length.
- Additional wall area on each side in excess of 40 feet shall:
  - Maintain a minimum setback of 14 feet from the side property line, or
  - Not exceed a height of 14 feet

Note that this document is intended to provide supplemental information, and not meant to replace Ordinance No. 7684
**How is wall height measured?**

- Wall height is measured from adjacent finished grade to the point where the vertical wall meets the sloped roof, or to the top of parapet if the roof is flat.

- Window wells or door wells shall not be considered an exposed wall if the following standards are met: distance of the opening of the well is no more than 4 feet, measured perpendicular to the wall; the well does not exceed 5 feet in length measured parallel to the wall; and the cumulative length of all wells along any front, rear, or side yard does not exceed 20 feet in length for each such yard.

*Note that this document is intended to provide supplemental information, and not meant to replace Ordinance No. 7684.*
Are there any additional circumstances when Side Yard Wall Articulation would not apply to my lot?

- Narrow Lots: Lots with an average width less than 45 feet do not need to demonstrate compliance with Side Yard Wall Articulation.

- Smaller Lots: Lots less than 4,000 square feet in area do not need to demonstrate compliance with Side Yard Wall Articulation.

- Adjacent Uses: If your property is adjacent to a lot that includes either a nonresidential land use or two or more dwelling units in a building within 20 feet of the property line, Side Yard Wall Articulation does not apply for the length of the non-residential or multi-family building that is within 20 feet of the property line.

Note that this document is intended to provide supplemental information, and not meant to replace Ordinance No. 7684.