

## 27.72.030 Height and Lot Regulations Commercial Zoning Districts.

(b) Exceptions to the General Requirements.

(3) In the B-4 District:

(i) ~~For the area of the B-4 Lincoln Center Business District located from 150 feet east of 17th Street to the eastern boundary of the B-4 Lincoln Center Business District~~ The following height requirements shall apply:

A. The minimum building height shall be 20 feet adjacent to all street frontages.

B. The minimum building height does not apply to building permits for existing buildings, and minor additions to existing buildings, less than 20 feet in height.

(ii) In all areas of the B-4 zoning district, where a yard is not otherwise required, a 5 foot yard shall be required adjacent to any wall of a building which contains windows for a dwelling. ~~The yard requirement shall be five feet for structures under thirty-five feet in height, ten feet for structures thirty-five to fifty feet in height, and sixteen feet for those structures over fifty feet in height.~~ Depending upon the location of said windows, this yard may be a side yard, a rear yard, or located in or on an interior courtyard. If the required yard abuts a street or an alley, the width of the street or alley may be counted as part or all of the required yard. This yard need not start at the ground level but may begin on the top surface of a building.