

## Types of administrative deviations

<u>Description</u>	<u>UDC Section(s)</u>
1. Building Setback: allow up to a 50% reduction in front and side yard setbacks on sloped sites	6.3.2B
2. Building Setback: allow up to a 20% reduction in setbacks in Midtown and 10% reduction elsewhere	8.4.5B(1)(a)(1), 8.4.5B(1)(f), 9.21.2A(1)
3. Building Setback: allow a 0-foot setback	8.4.5B(1)(a)(5), 9.21.2A(4)
4. Building Frontage: allow maximum setback to be determined by averaging the setback along the front façade of a building.	3.7.2, 3.8.5, 3.8.6, 3.10.3H, 8.2.5C, 8.4.8D, 9.21.2A(6)
5. Building Frontage: allow a brick wall to count towards the calculation of a building's required frontage	3.7.2, 3.8.5, 3.8.6, 9.21.2A(3), 8.4.5B(1)(a)(3)
6. Building Frontage: allow a reduction in the required amount of frontage a building must occupy (10% permitted in Midtown; 5% permitted elsewhere)	8.4.5B(1)(b)(2), 9.21.2A(2)
7. Building Elements: allow a 10% reduction in windows (transparency) along a building's façade in Midtown and a 5% reduction elsewhere and a 10% reduction in transparency of a building's entrance	8.4.5B(1)(b)(1), 9.21.2B(1), 8.4.5B(1)(b)(3), 9.21.2B(3)
8. Building Elements: allow a 20% increase in blank wall area along a building's façade in Midtown and a 10% reduction elsewhere	8.4.5B(1)(b)(2), 9.21.2B(2)
9. Building Elements: allow a 10% decrease in the required distance a building's entry must be recessed	8.4.5B(1)(b)(4), 9.21.2B(4)
10. Building Elements: allow a 20% reduction in floor height in Midtown and a 10% reduction elsewhere	8.4.5B(1)(c)(1), 9.21.2C(1)
11. Building Elements: allow a 10% reduction in the ground floor height for the first floor of a building	8.4.5B(1)(c)(2), 9.21.2C(2)
12. Building Elements: allow for the creative use of Concrete	8.4.5B(1)(d), 9.21.2D(1)

Masonry Units (CMU), Exterior Insulating Finishing Systems (EIFS) and precast concrete on buildings in Midtown

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| 13. Streetscape: aboveground utility lines may remain  | 4.3.1B, 4.3.4F                      |
| 14. Streetscape: exemption from installing curbs, gutters and/or sidewalks   | 4.3.4, 8.4.5B(1)(g)                 |
| 15. Parking: tandem parking is permitted in non-single-family residential areas  | 4.5.3A(5), 8.4.5B(1)(e), 9.21.2D(2) |
| 16. Parking: exceptions to the bicycle parking requirements  | 4.5.3C(5)                           |
| 17. Parking: exceptions to installing terminal islands in a parking lot  | 4.5.5D(4)                           |
| 18. Parking: exceptions to installing curbs in the interior of a parking lot   | 4.5.5H                              |
| 19. Parking: allow a 10% reduction in required setback for parking lot in Midtown, 5% reduction elsewhere                        | 8.4.5B(1)(a)(4), 9.21.2A(5)         |
| 20. Landscaping: allow the planting of required landscaping on an abutting lot   | 4.6.4H                              |
| 21. Landscaping: exceptions to the required buffers, in cases where topography or abutting properties make buffering impractical | 4.6.5M                              |
| 22. Fencing: allow certain variances to fence height, material and placement   | 4.6.7E(3), 4.6.7F                   |
| 23. Outdoor Lighting: allow certain bright lighting at temporary events, sports facilities, construction sites, etc.             | 4.7.3C                              |