

Section 20.23 Side Yard Wall Configurations in R-1 and R-2 Districts

A. The following provisions shall apply to all buildings erected in the R-1 or R-2 Districts where a wall within a side yard is a minimum of twenty (20) feet in horizontal length and exceeds eighteen (18) feet in height as measured from its lowest point exposed to view to its highest point:

1. Such wall shall exhibit design features to effectively minimize the perceived bulk of the wall. Features may include, by example, changes in exterior materials, the use of trims or roof overhangs to break up an otherwise homogeneous façade appearance, the inclusion of windows, and/or other design features.
2. In no case shall any portion of such wall reflect a homogeneous façade that exceeds a ten (10) foot by ten (10) foot imaginary square area.
3. Where the Zoning Administrator is the approving body for the building, the Zoning Administrator may defer judgment on compliance with this requirement to the Planning Commission.