

# ZONING COMMISSION CASE 14-13 MAPS SHOWING PROPOSED ROOFTOP PENTHOUSE HEIGHT & NUMBER OF STORIES

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*March, 2015*

*THIS DOCUMENT INCLUDES A MAP FOR EACH ANC, SHOWING THE CURRENT PROPOSAL FOR WHERE PENTHOUSE HEIGHT WOULD BE LIMITED TO:*

- 10 FEET / 1 STORY OR*
- 20 FEET / 2 STORIES*

*THE ZONING COMMISSION PUBLIC HEARING REGARDING ZC CASE 14-13 WILL BE HELD APRIL 30, 2015.*

# What is a penthouse, and what is the current proposal?

- A rooftop penthouse, in DC, is a small rooftop structure containing uses like rooftop mechanical equipment, elevator or stairwell over-runs, and sometimes a room supporting a rooftop deck – storage, washrooms, etc.
- The federal Act to Regulate the Height of Buildings in the District of Columbia of 1910 (the Height Act) was recently amended to permit habitable space (such as living space or office space) within rooftop penthouses, if the penthouse is one story and 20 feet in height or less.
- The Zoning Regulations for penthouses are generally more restrictive than what the Height Act would permit. Not every building has a penthouse, although under current zoning regulations, a penthouse with a height of 18.5 feet is permitted almost everywhere in the District, and number of stories is not regulated. The current regulations require that a penthouse be set back from the edge of the building below, to minimize its visual impact.

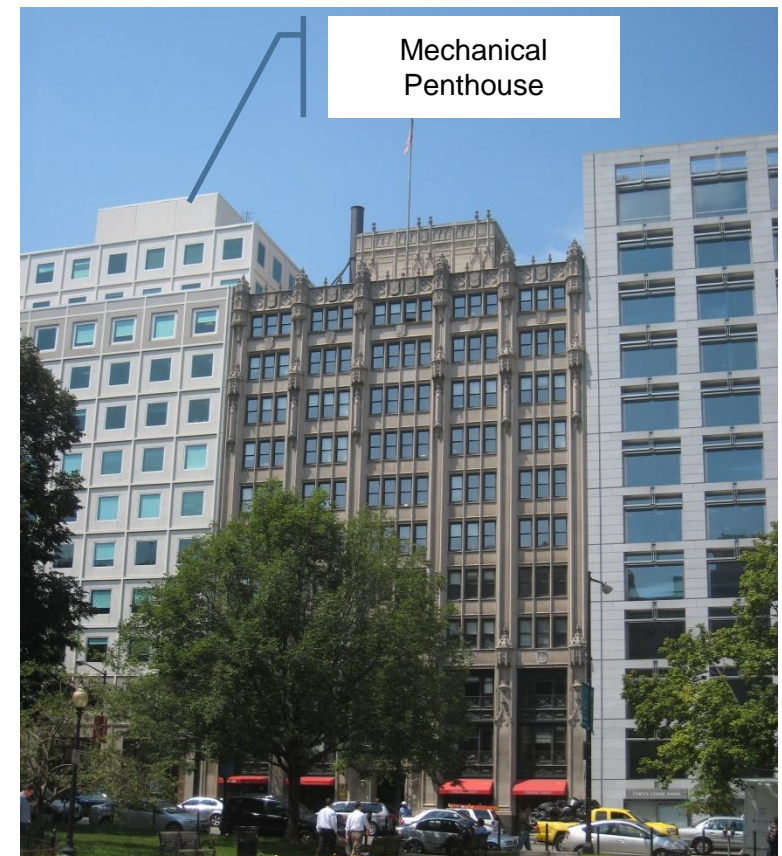
## The current proposal:

- **Penthouse Height:** Limit height of a penthouse to 10 feet maximum on the roof of a one-family dwelling or flat in any zone, or for any building within a zone (including any overlay zone) for which the maximum permitted building height is 50 feet or less. Otherwise, permit 20 feet maximum for other zones and uses.

**In the alternative**, do not permit, by right, a penthouse above a single family dwelling or flat in any zone; allow a 10 foot maximum height penthouse only with BZA approval of a special exception.

- **Penthouse Stories:** Limit a penthouse to one story on the roof of a one-family dwelling or flat; or on any building in any zone where the building height is limited to 50 feet maximum; permit 2 stories for other higher height and density zones.

**In the alternative**, limit habitable penthouse space to one story in all zones, but allow a second story for non-habitable (mechanical) space in zones where a penthouse of 20 feet in height is permitted.

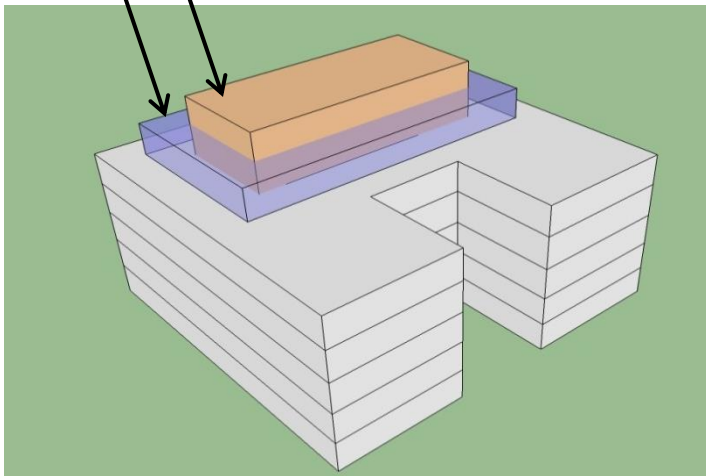


# What are the proposals for penthouse height & stories?

- This document provides a map showing current penthouse height permissions and a map showing the proposed penthouse height permissions. Following it are a series of maps, one for each ANC, showing the proposed penthouse height permissions – i.e. where penthouses of 10 feet and 1 story, or 20 feet and either 1 or 2 stories in height would be permitted. Under both the existing and the proposed regulations, the penthouse would have to be set back from the edge of the building roof below a distance equal to its height – a 1:1 setback.
- Additional background information for Zoning Commission Case 14-13 is available on the DC Office of Zoning website ([www.dcoz.dc.gov](http://www.dcoz.dc.gov)).
- The Zoning Commission will be holding a public hearing on this case on **April 30, 2015 at 6:30 pm**. You can participate by providing written comments in advance to the Office of Zoning, or by attending the hearing and providing your comments in person – additional information regarding how to participate in this case is provided on the DC Office of Zoning website ([www.dcoz.dc.gov](http://www.dcoz.dc.gov)).

Proposed Zoning Regulations -  
10' penthouse set back 1:1

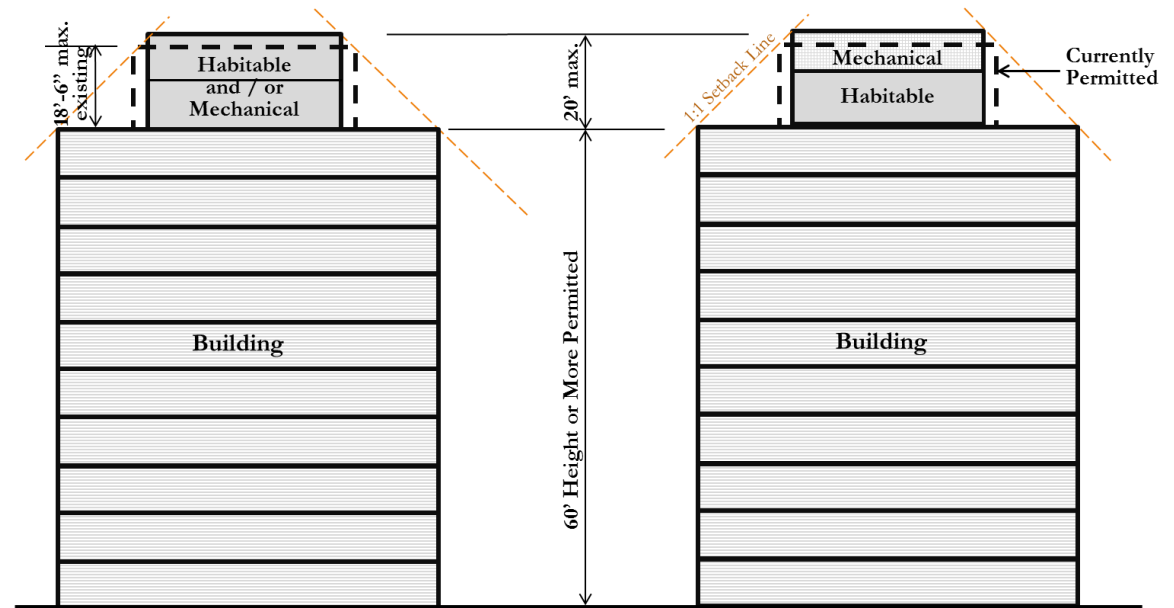
Existing Zoning Regulations -  
18'6" penthouse set back 1:1



Example: Penthouse on a 50' Foot Tall Building

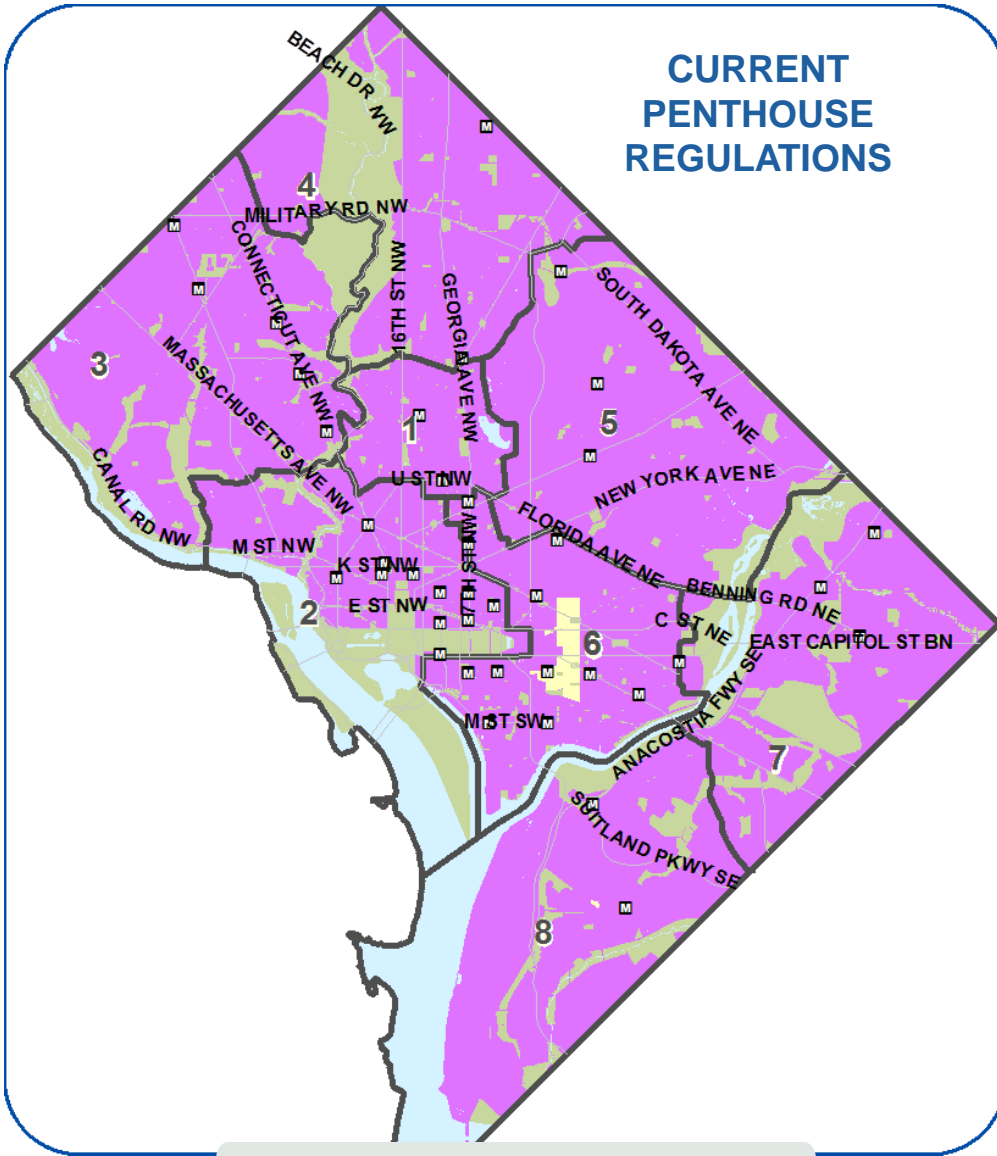
Alternative 1 – permit 20' / 2 stories

Alternative 2 – permit 20' / 1 story of habitable space only, and one of mechanical space above



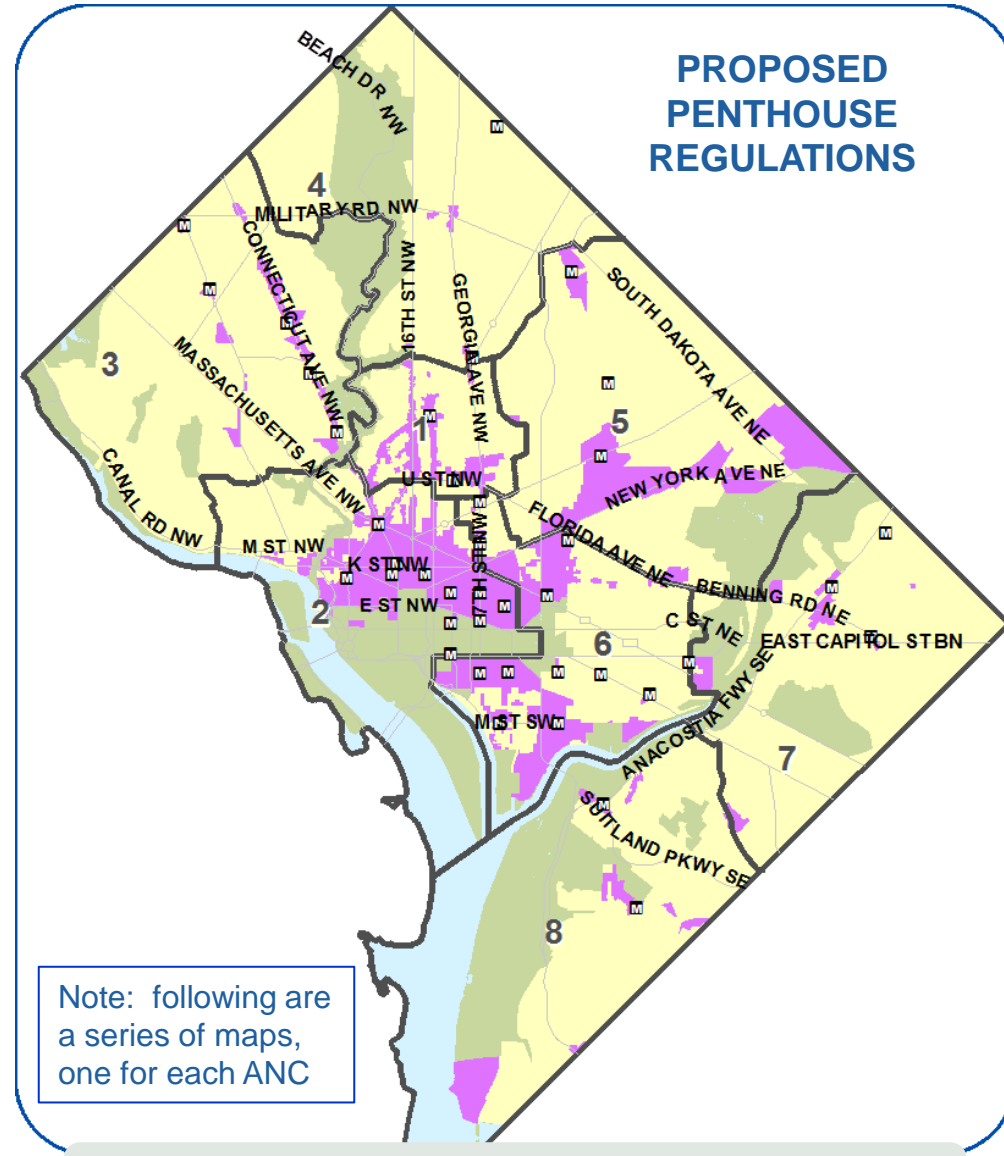
Example: Penthouse on Building More than 50' in Height

# Penthouse height and number of stories - maps



### Legend

- Current Zoning - Penthouse of 10' permitted
- Current Zoning - Penthouse of 18'6" permitted
- National Parks / Unzoned



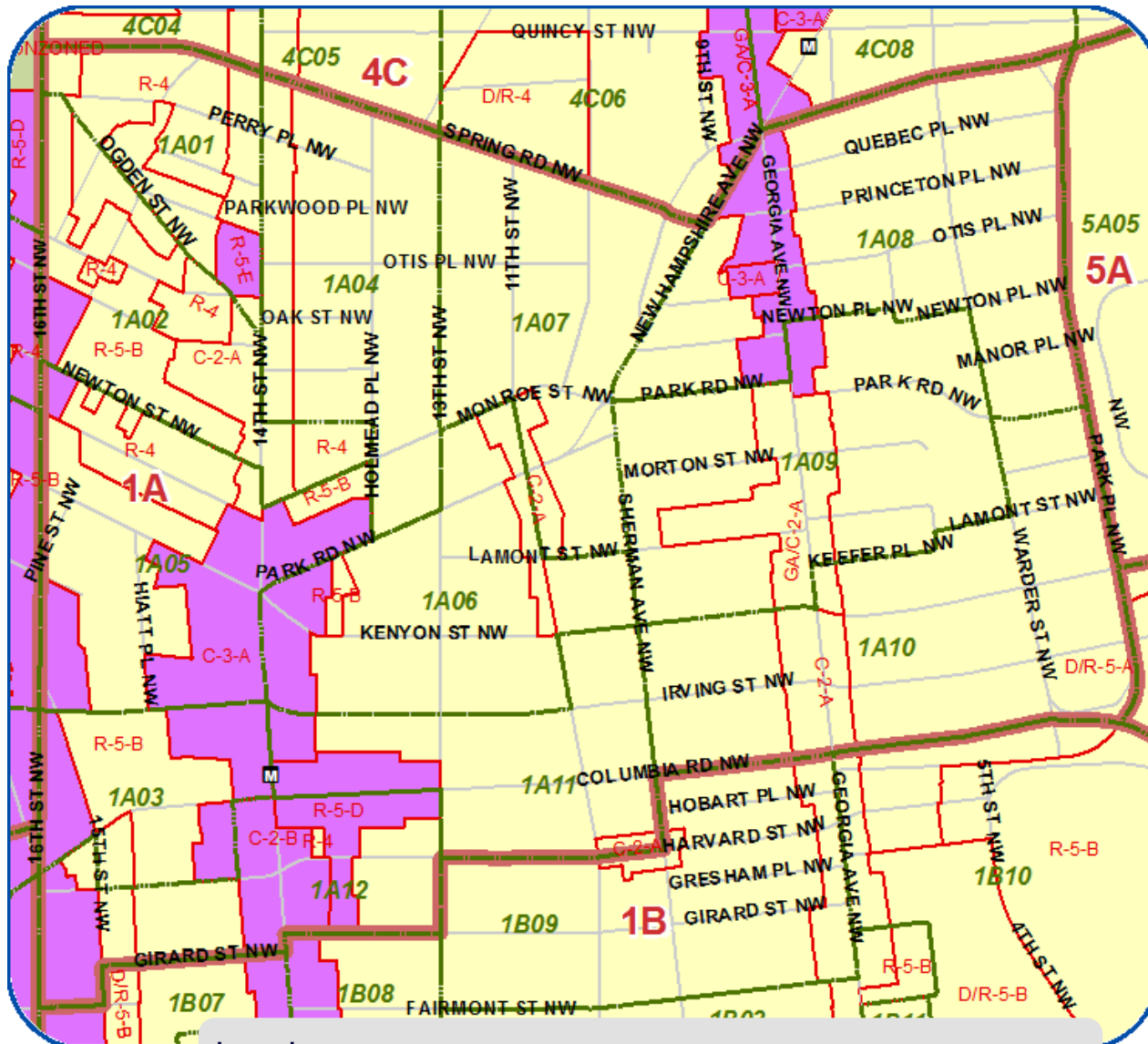
Note: following are a series of maps, one for each ANC

### Legend

- Penthouse Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.) Alternative, no penthouse on an SFD or flat.
- Penthouse of 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- National Parks / Unzoned



# ANC 1A - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

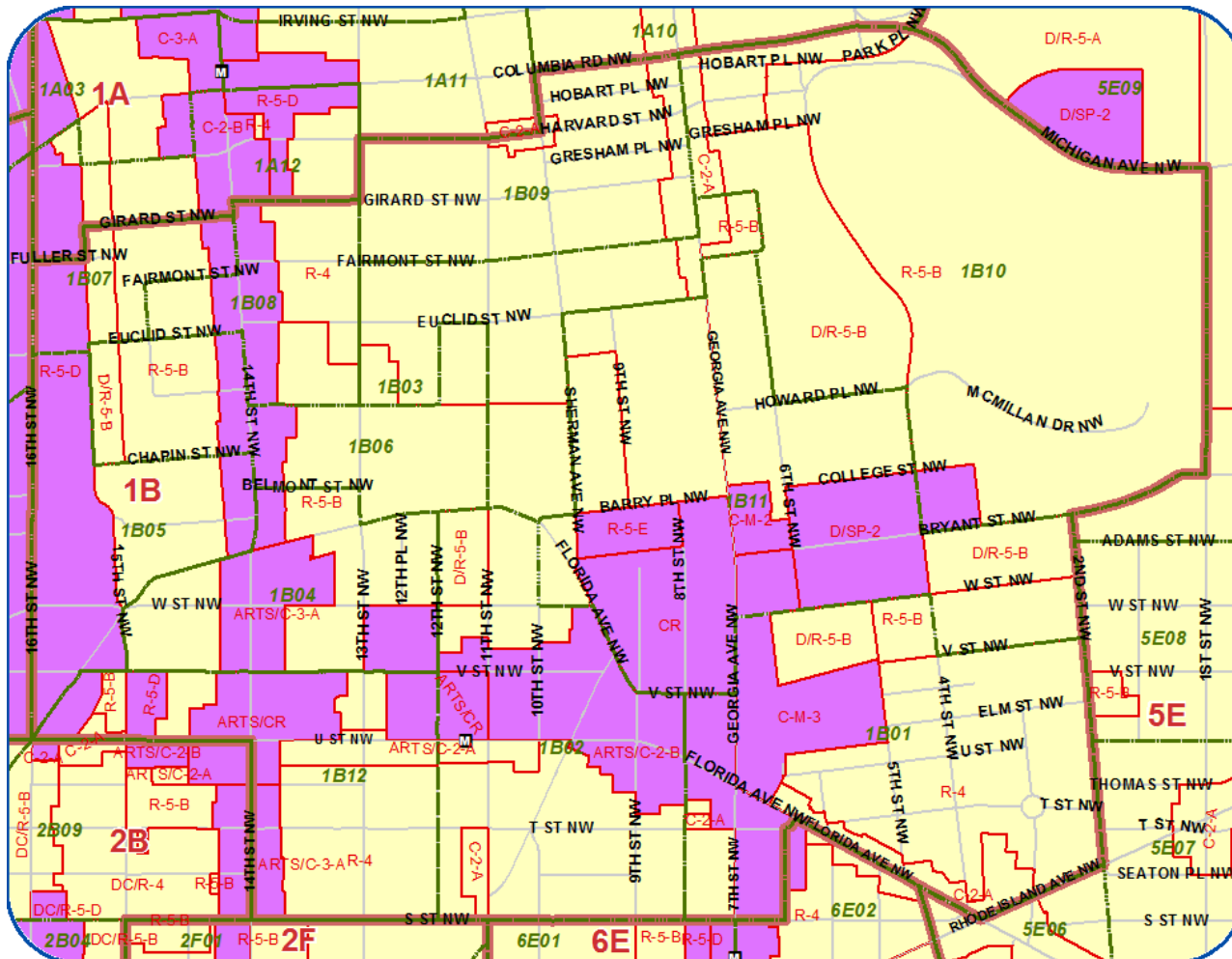
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 1B - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

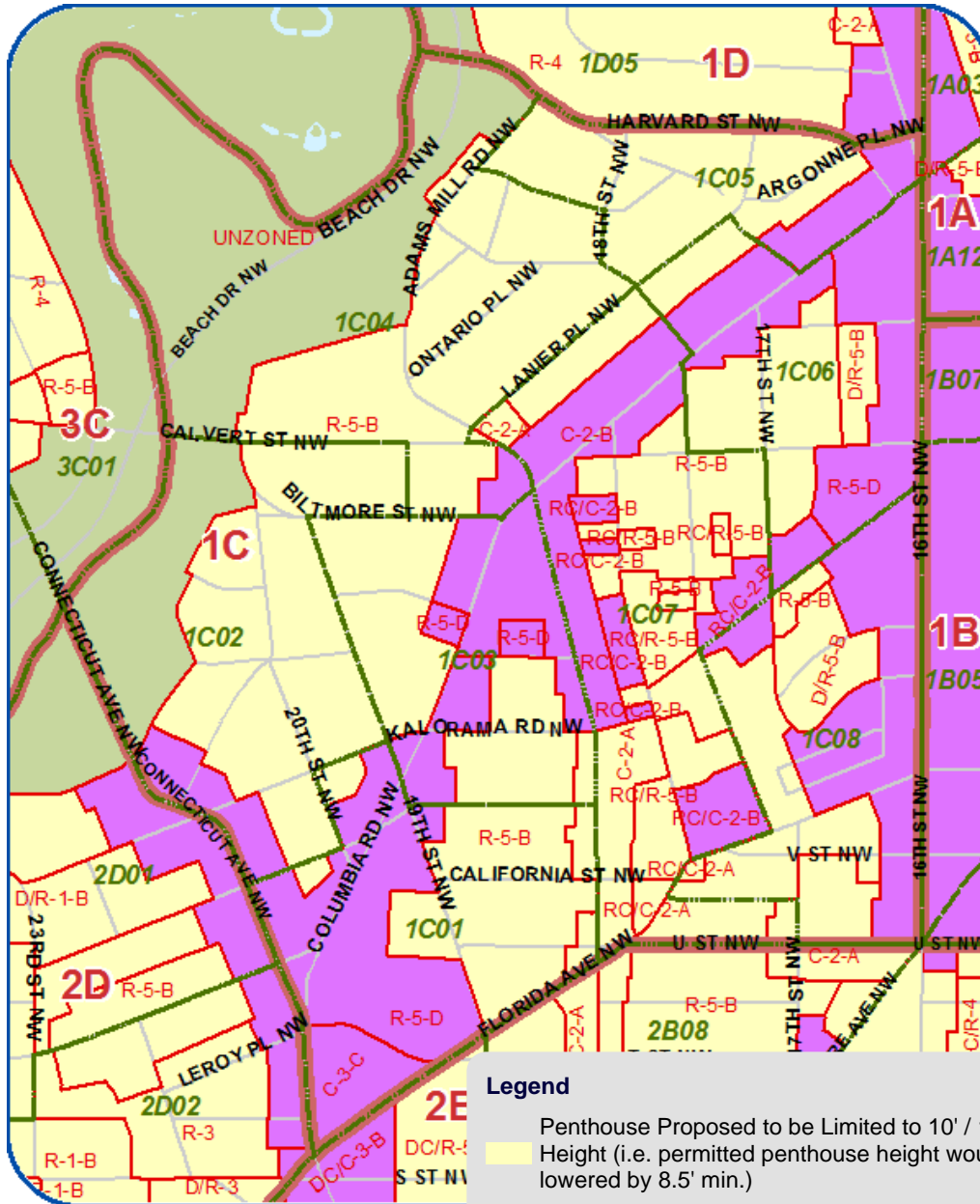
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 1C - Proposed Penthouse Permitted Height and Number of Stories



**Legend**

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

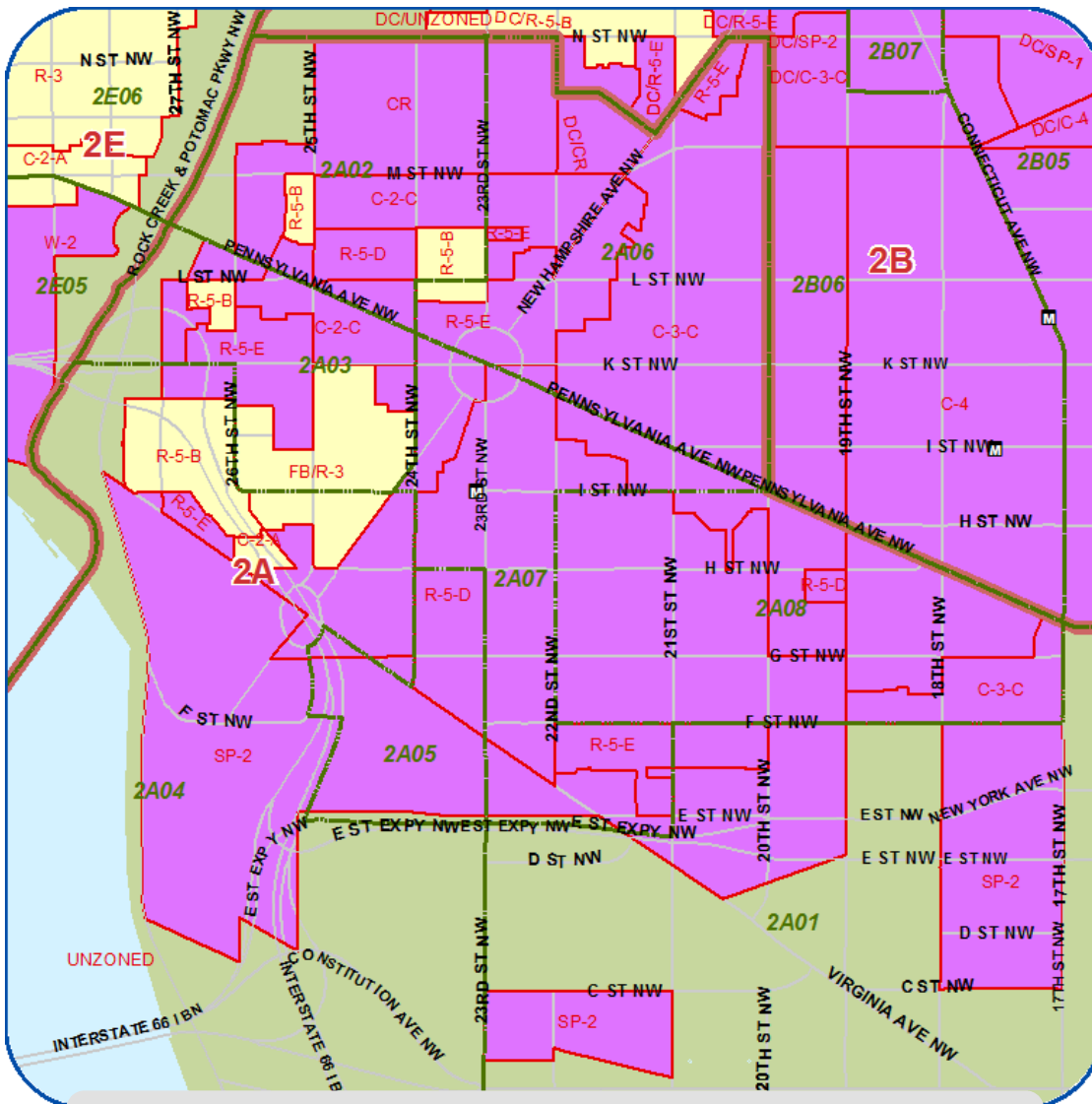
- Current penthouse regulations:**
- Permit a height of 18'-6" for a rooftop penthouse in all zones;
  - Do not limit the number of stories within a penthouse;
  - Require a 1:1 setback from the edge of the roof below; and
  - Do not permit most forms of "habitable" space within a penthouse.
- The federal Height Act:**
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

- Proposed penthouse regulations:**
- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
  - Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
  - Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
  - Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
  - Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
  - Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.





# ANC 2A - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

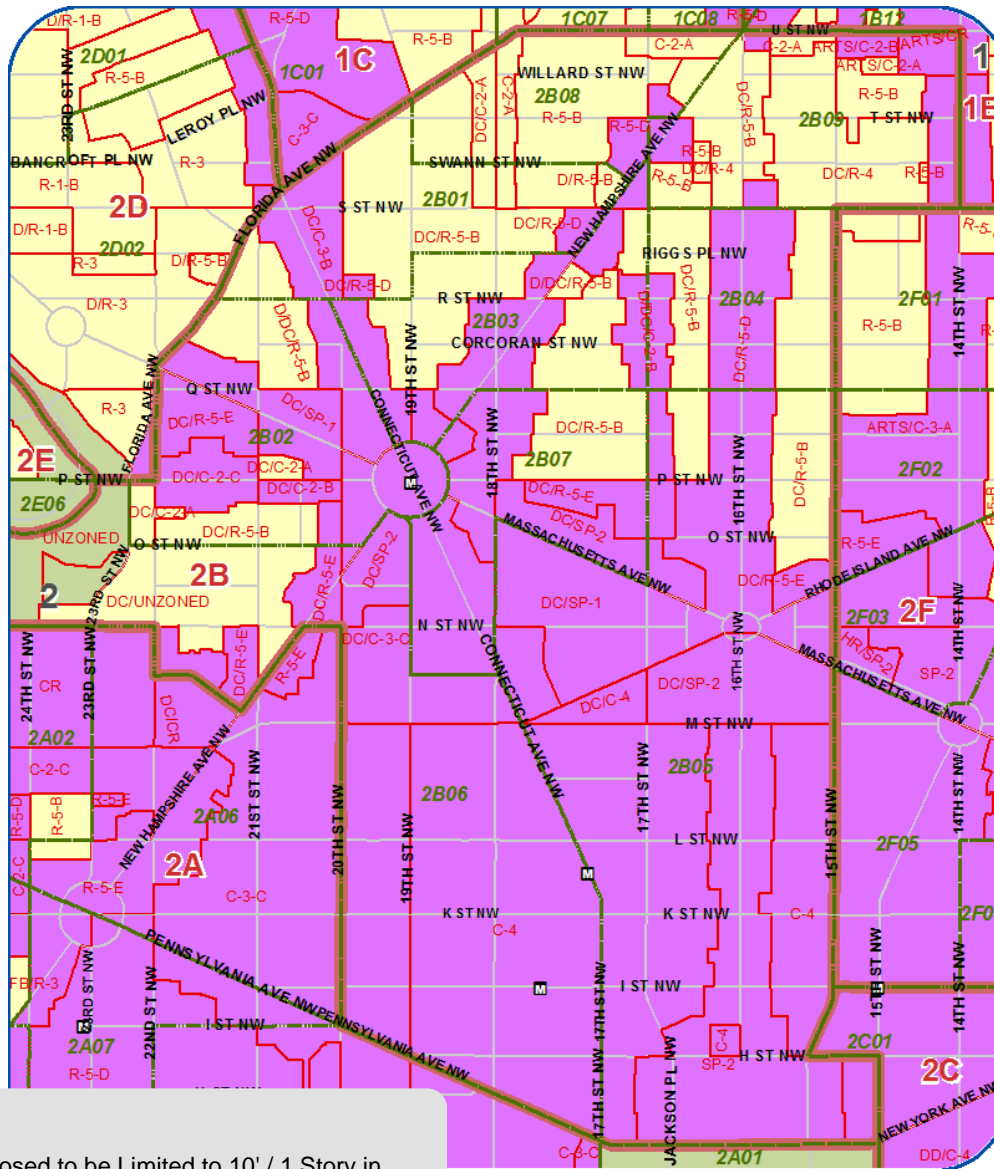
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 2B - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

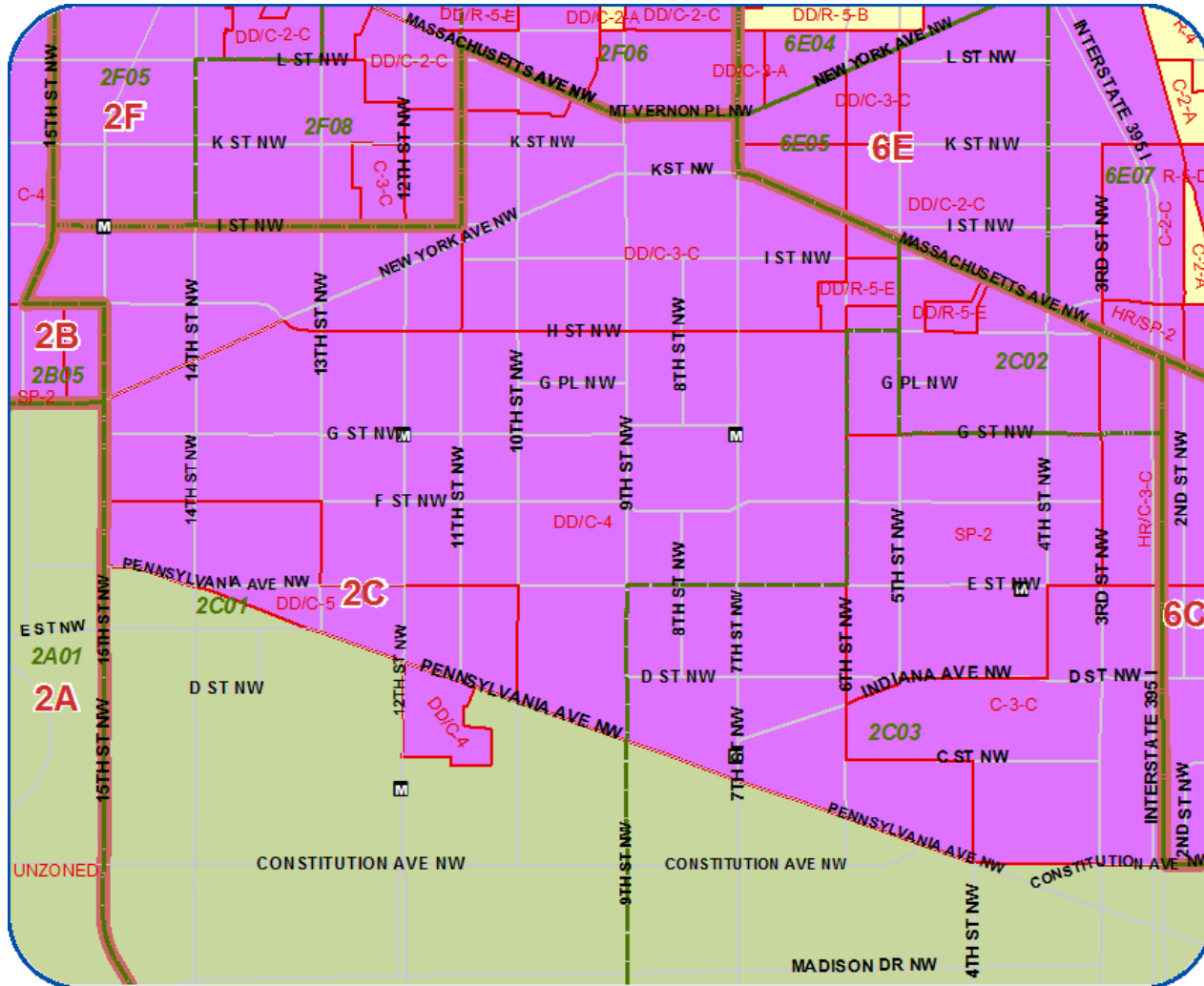
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 2C - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

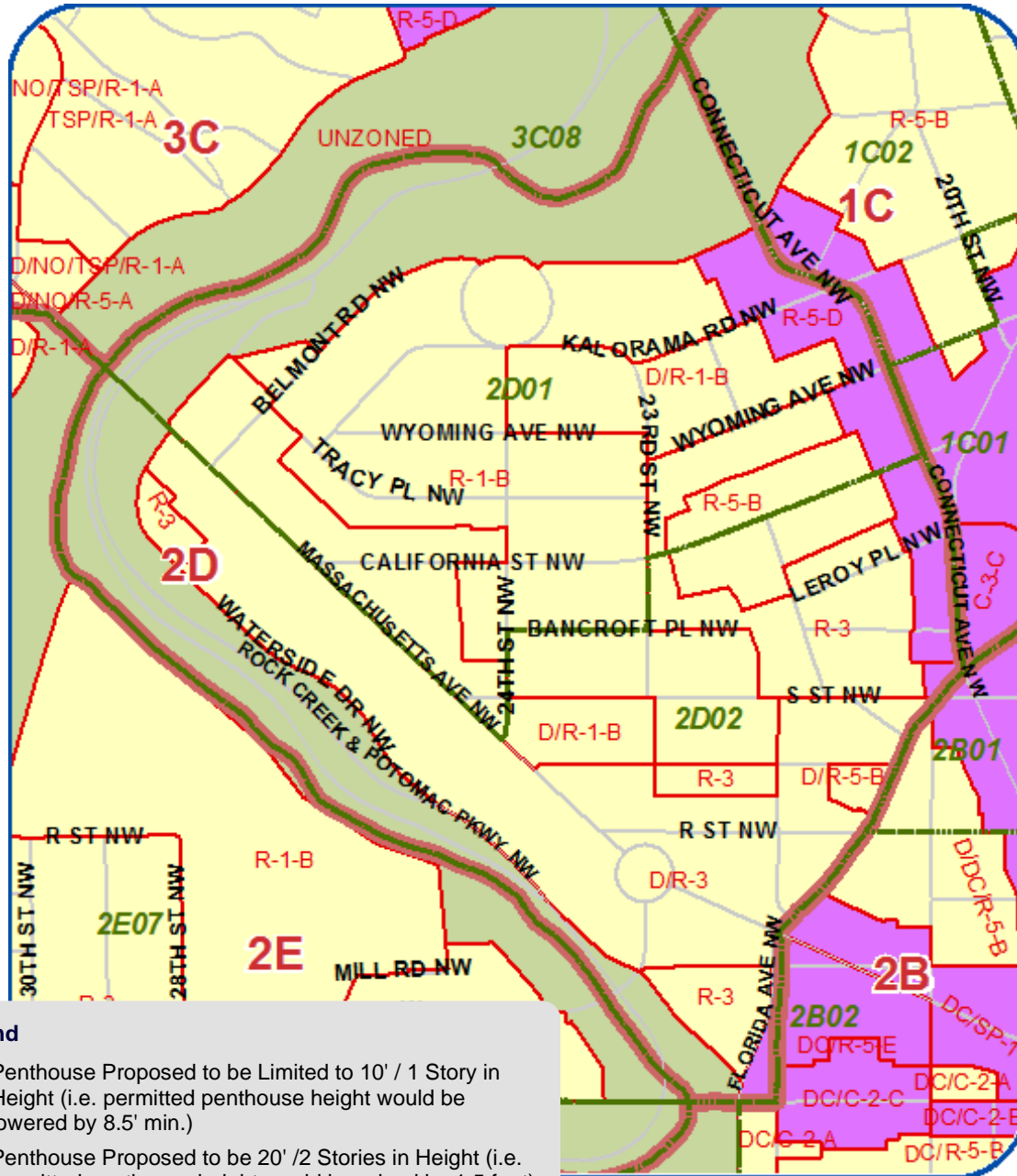
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 2D - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

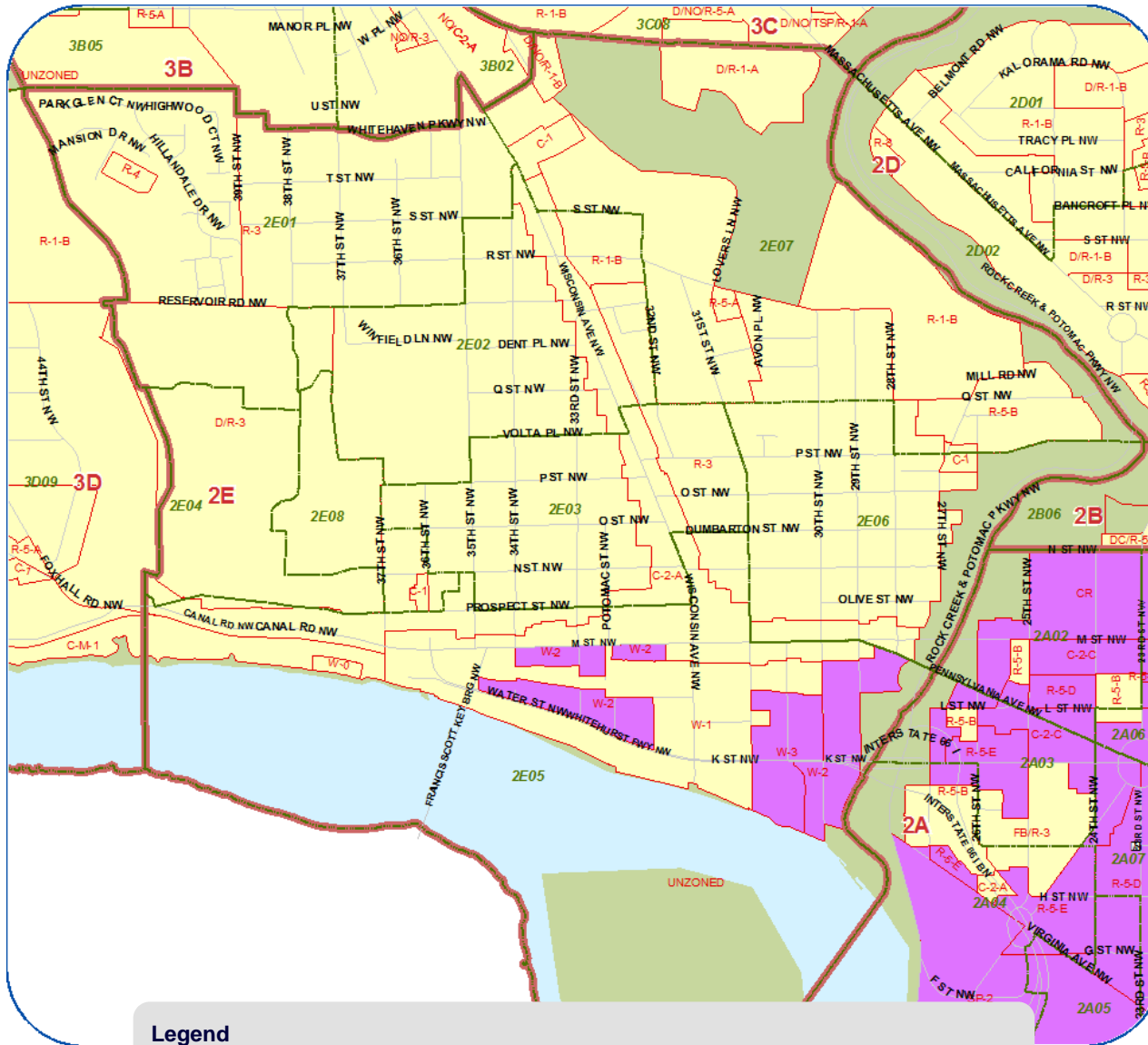
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 2E - Proposed Penthouse Permitted Height and Number of Stories



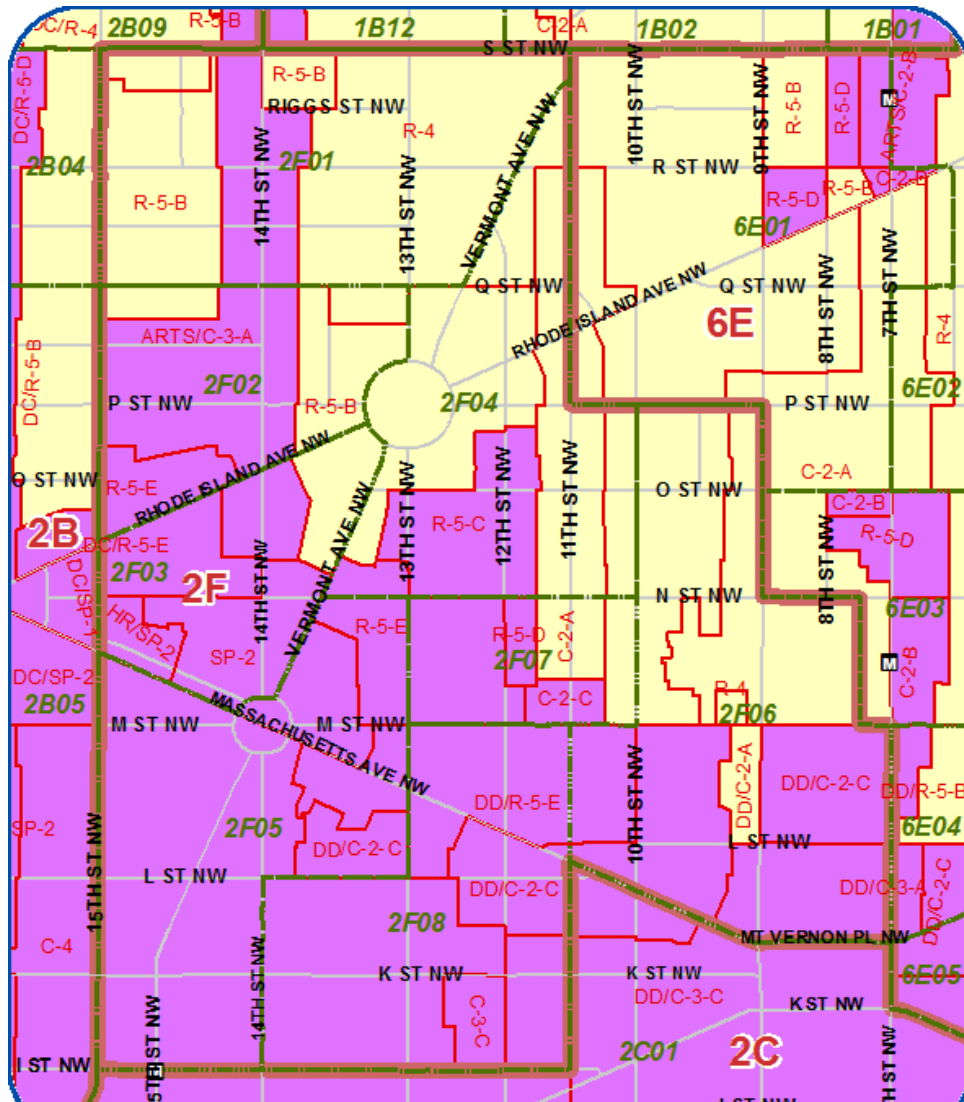
**Legend**

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

- Current** penthouse regulations:
- Permit a height of 18'-6" for a rooftop penthouse in all zones;
  - Do not limit the number of stories within a penthouse;
  - Require a 1:1 setback from the edge of the roof below; and
  - Do not permit most forms of "habitable" space within a penthouse.
- The federal Height Act:
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

- Proposed** penthouse regulations:
- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
  - Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
  - Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
  - Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
  - Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
  - Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 2F - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

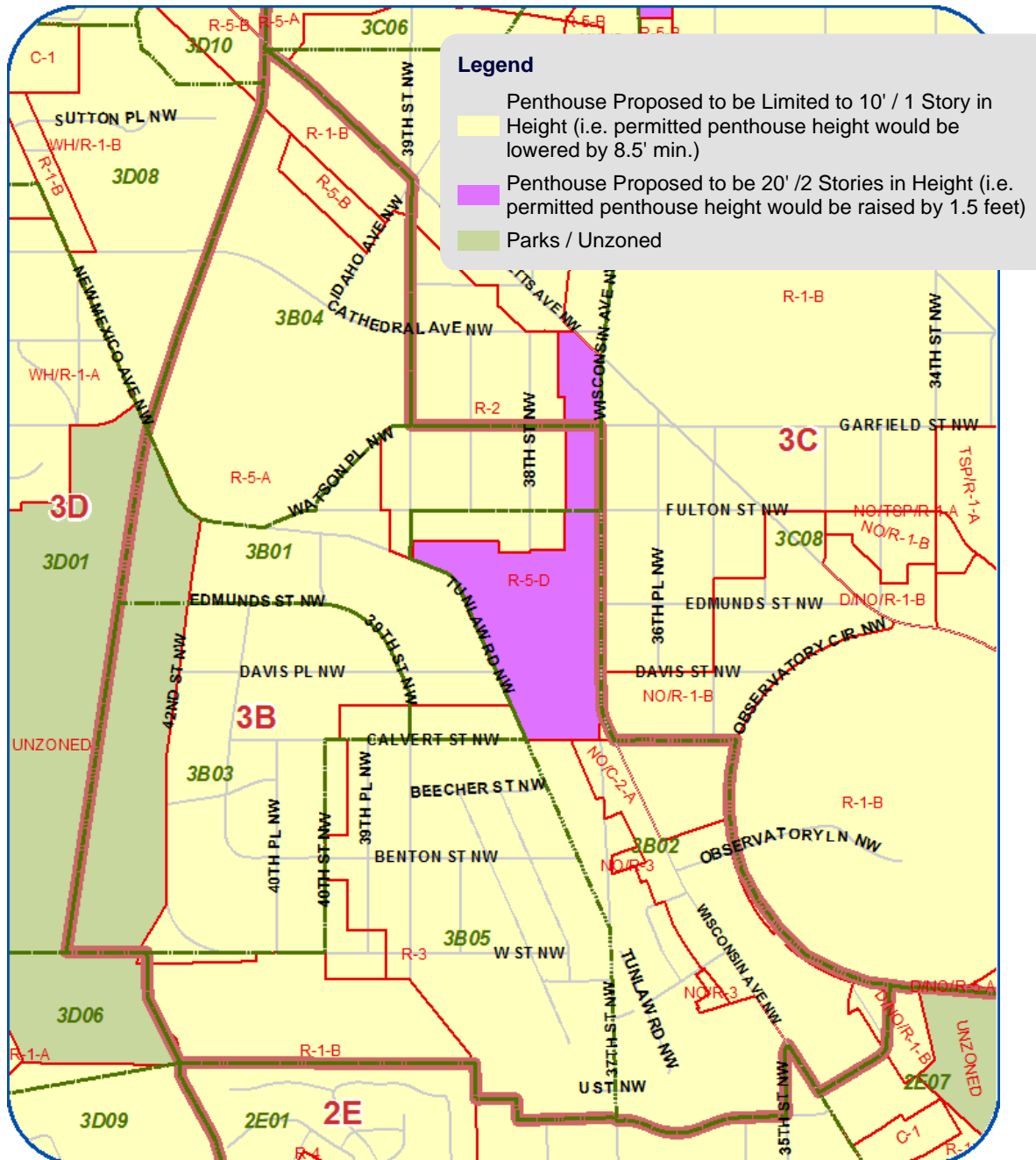
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 3B - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

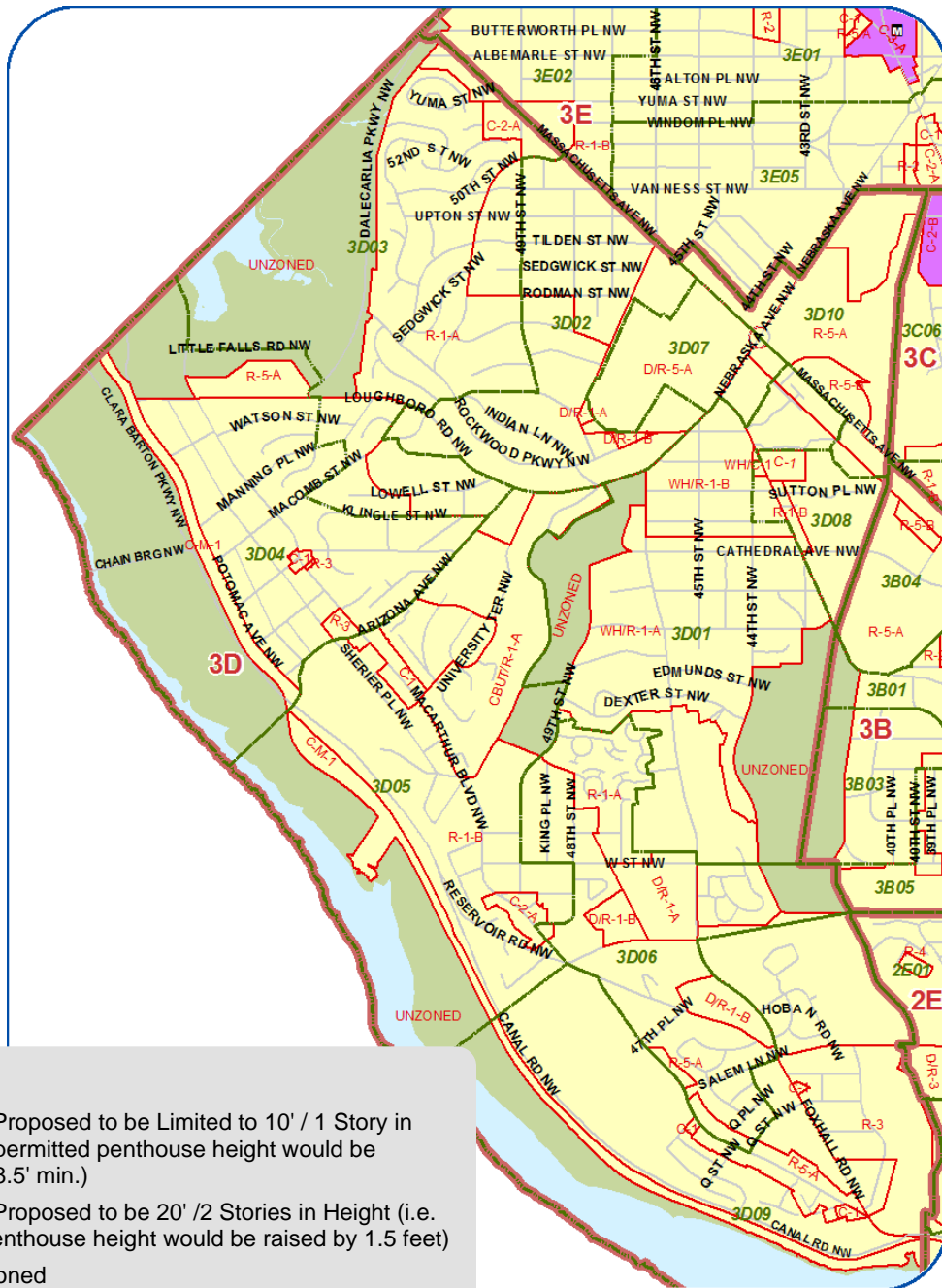
## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.





# ANC 3D - Proposed Penthouse Permitted Height and Number of Stories



**Legend**

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

- Current** penthouse regulations:
- Permit a height of 18'-6" for a rooftop penthouse in all zones;
  - Do not limit the number of stories within a penthouse;
  - Require a 1:1 setback from the edge of the roof below; and
  - Do not permit most forms of "habitable" space within a penthouse.
- The federal Height Act:
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

- Proposed** penthouse regulations:
- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
  - Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
  - Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
  - Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
  - Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
  - Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

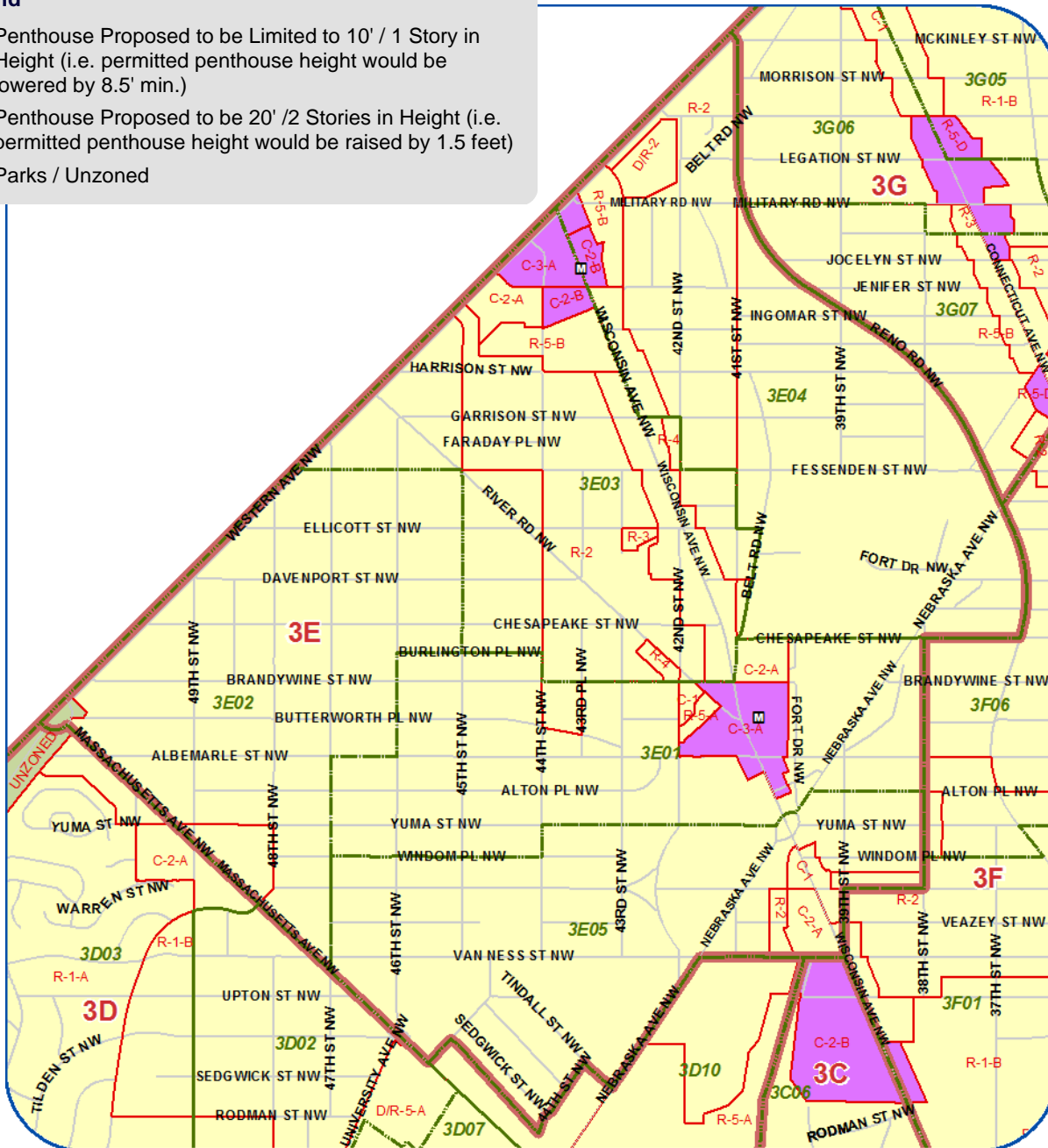
# ANC 3E - Proposed Penthouse Permitted Height and Number of Stories

## Legend

Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)

Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)

Parks / Unzoned



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

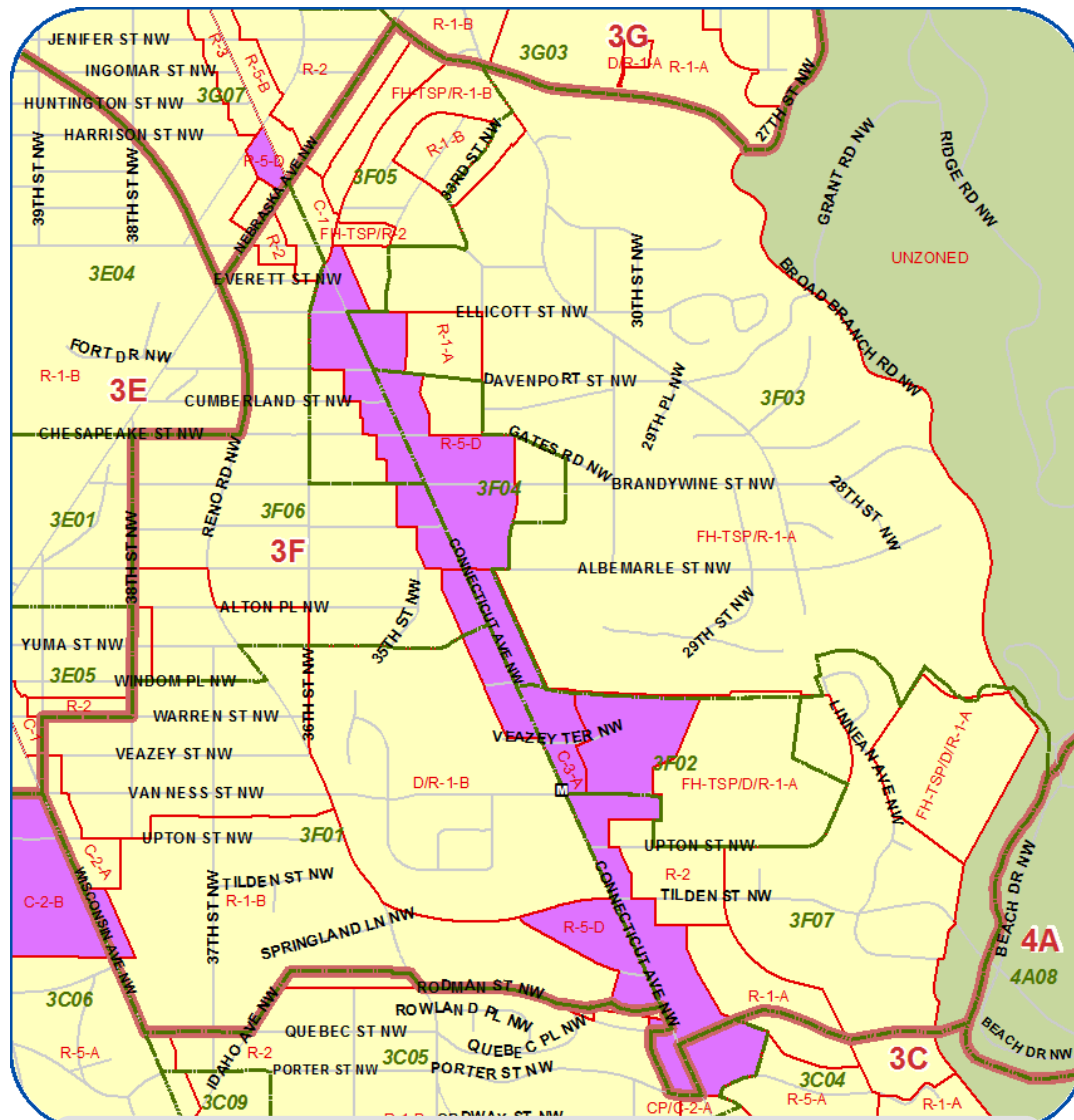
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 3F - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

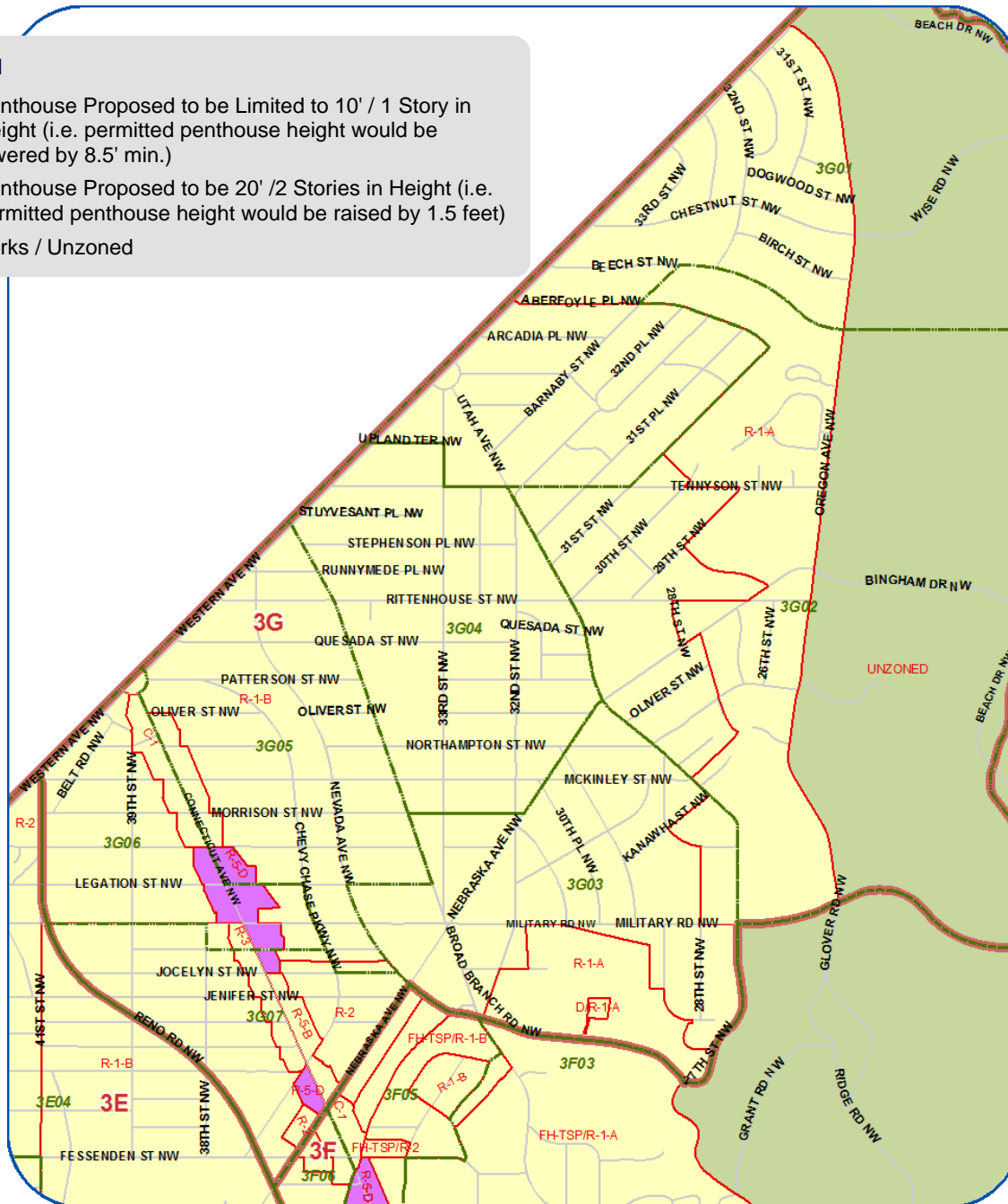
# ANC 3/4G - Proposed Penthouse Permitted Height and Number of Stories

## Legend

Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)

Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)

Parks / Unzoned



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

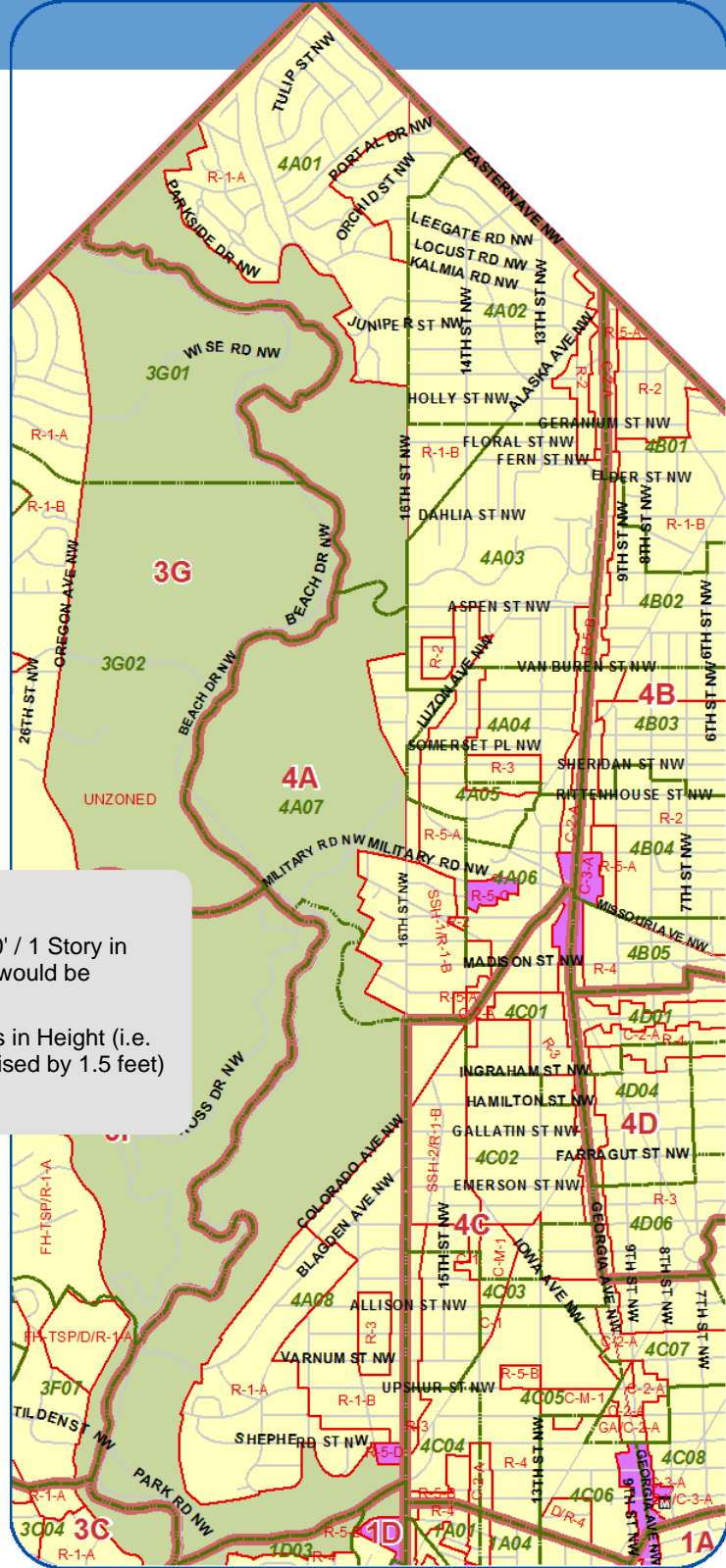
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 4A - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

### Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

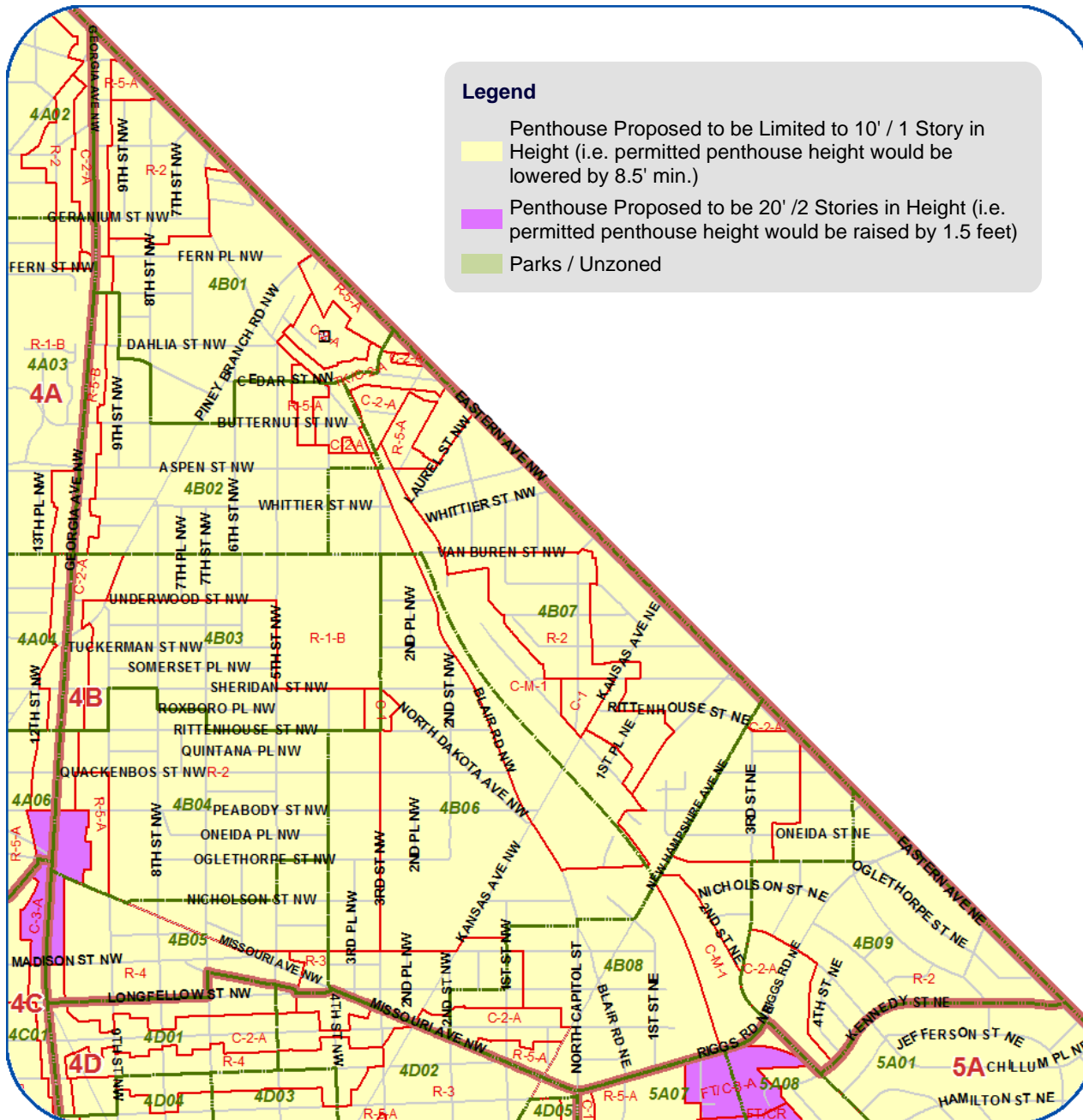
### The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

### Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 4B - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

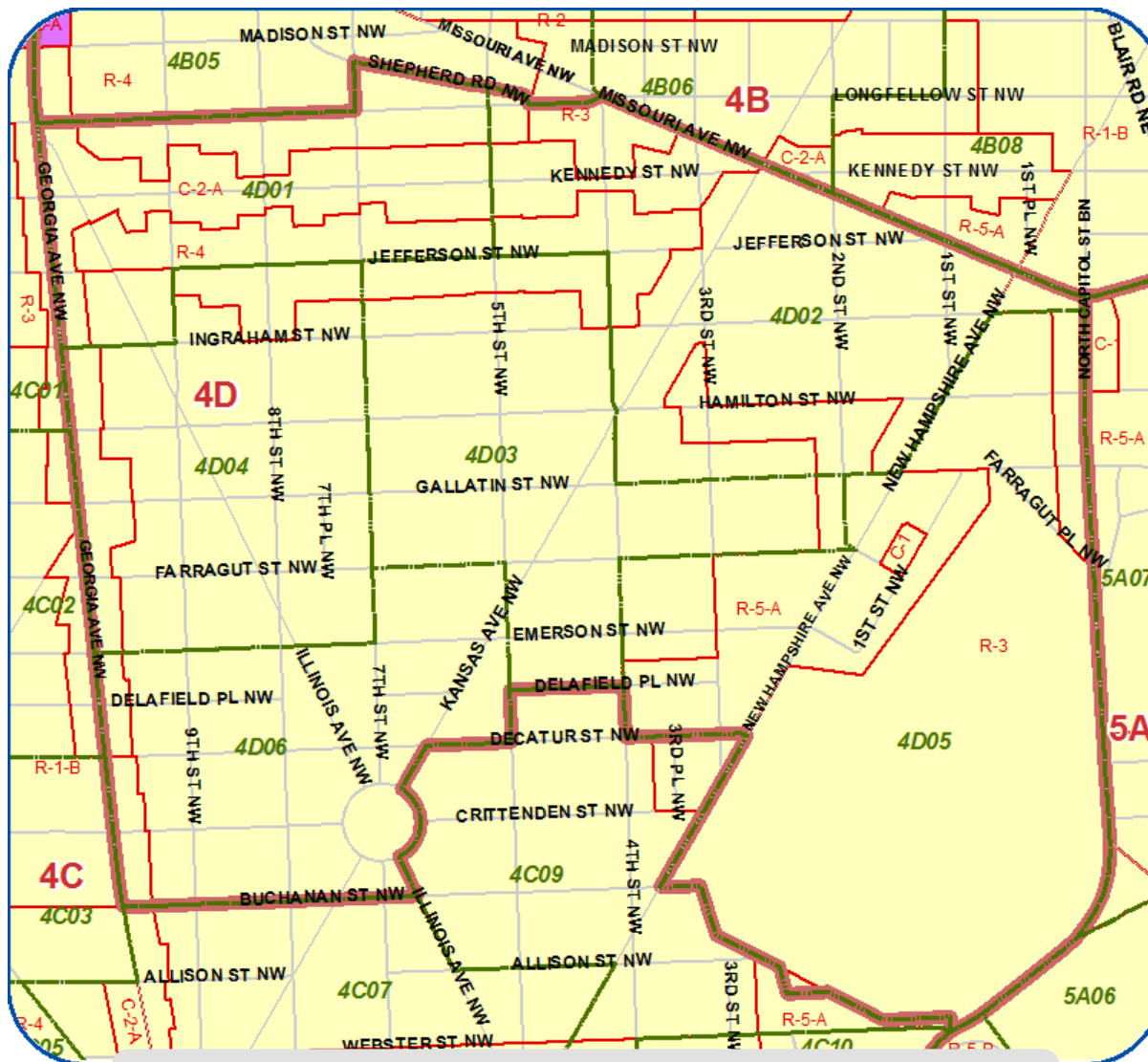
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 4D - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

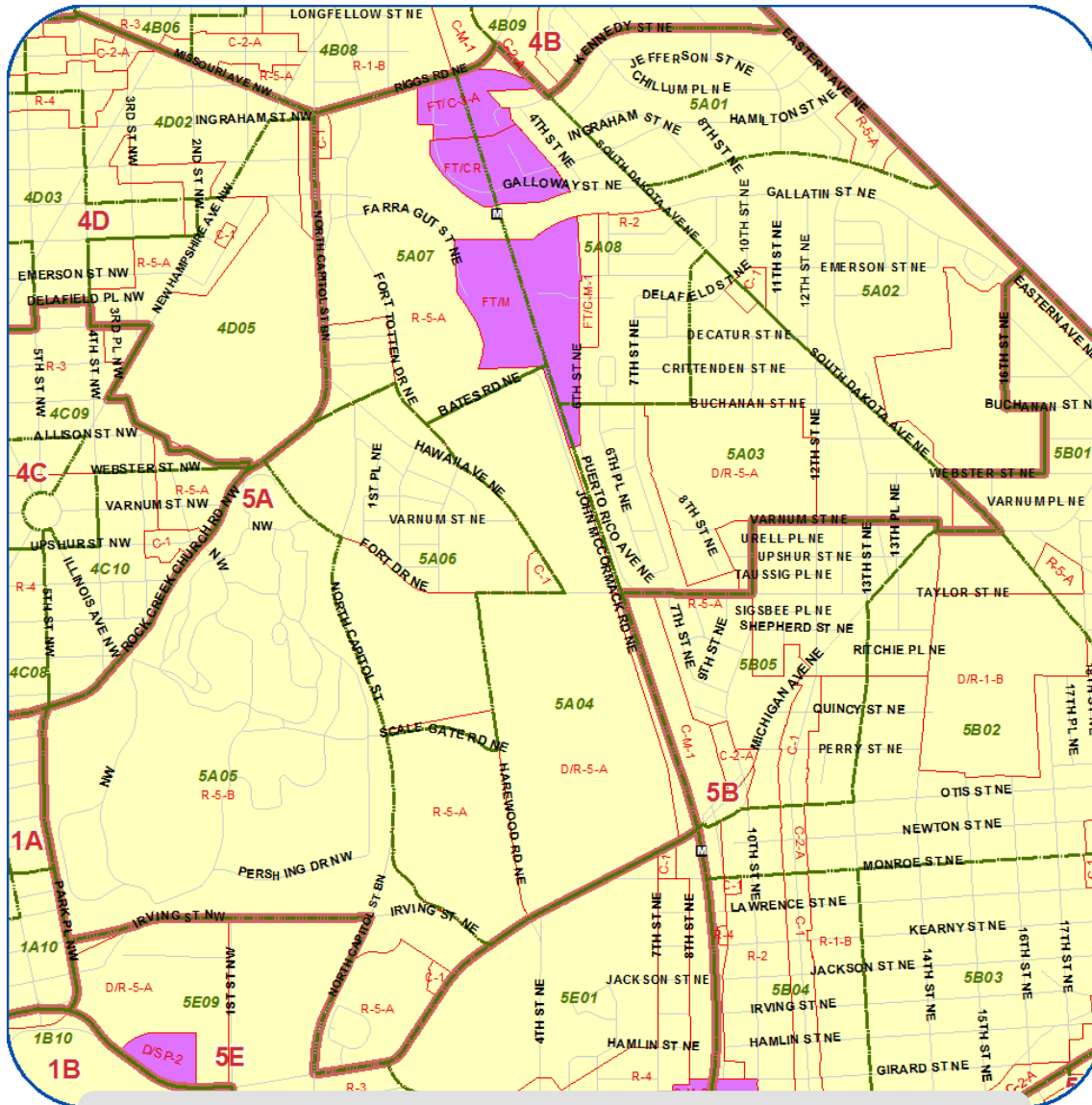
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 5A - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

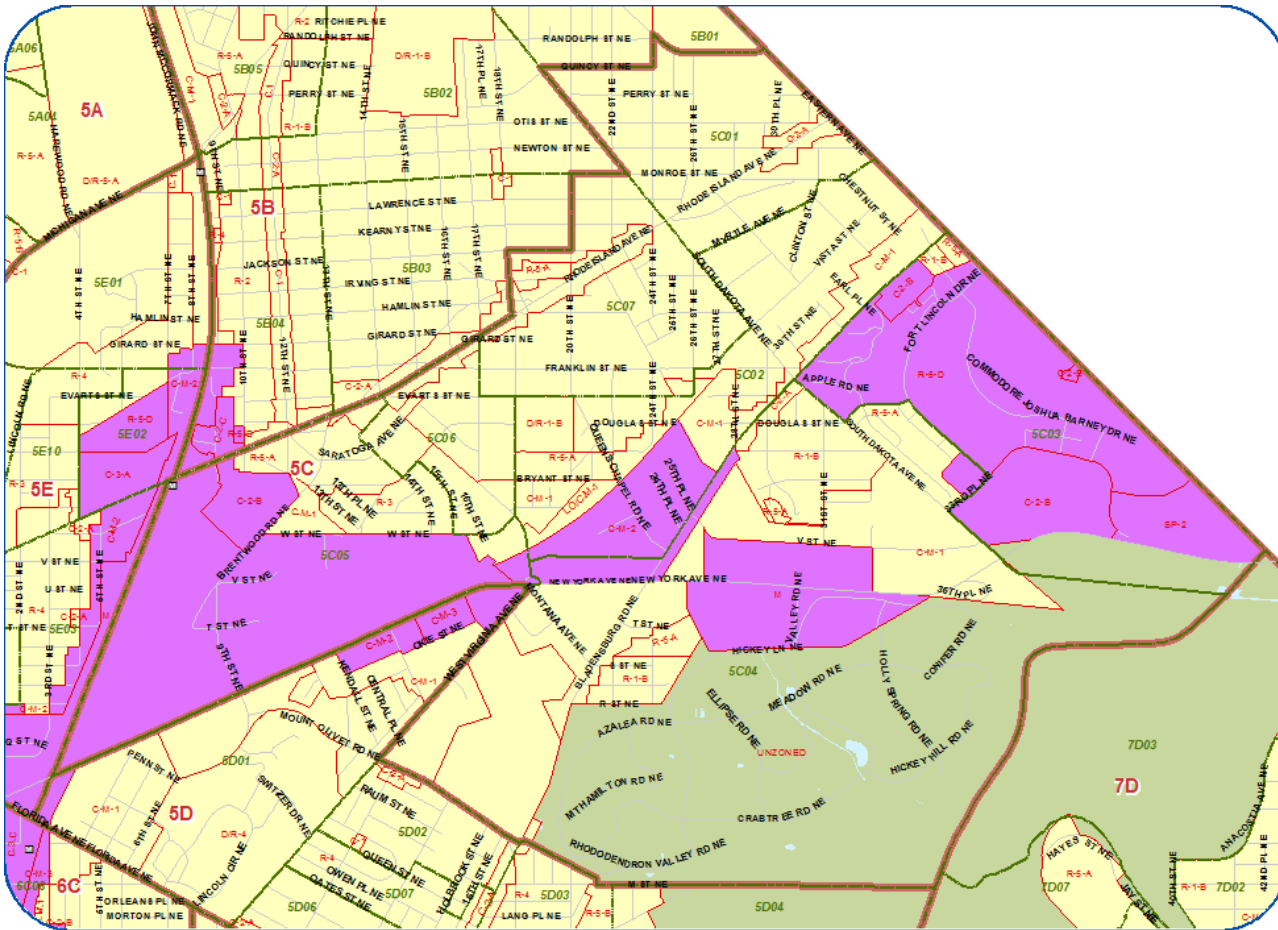
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 5C - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

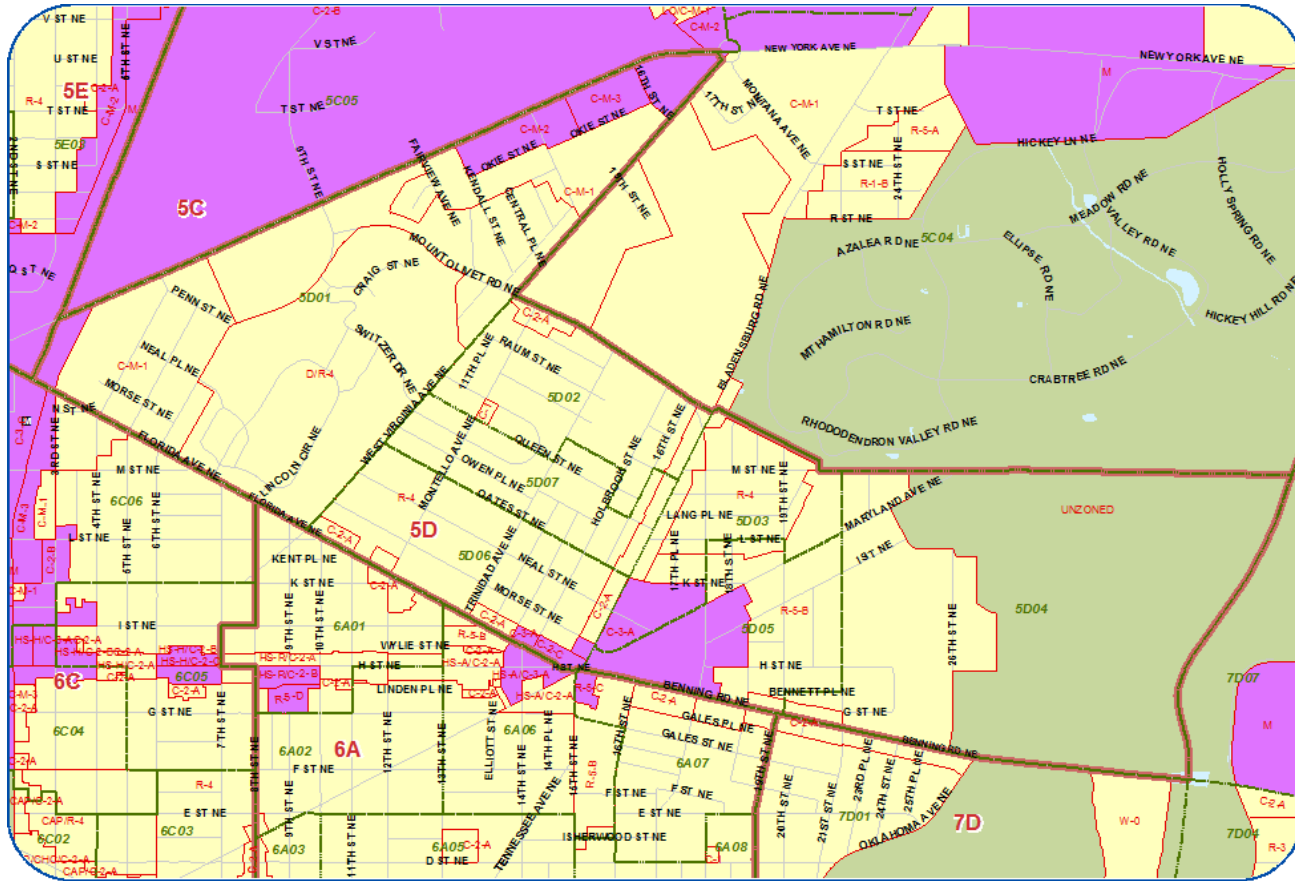
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 5D - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

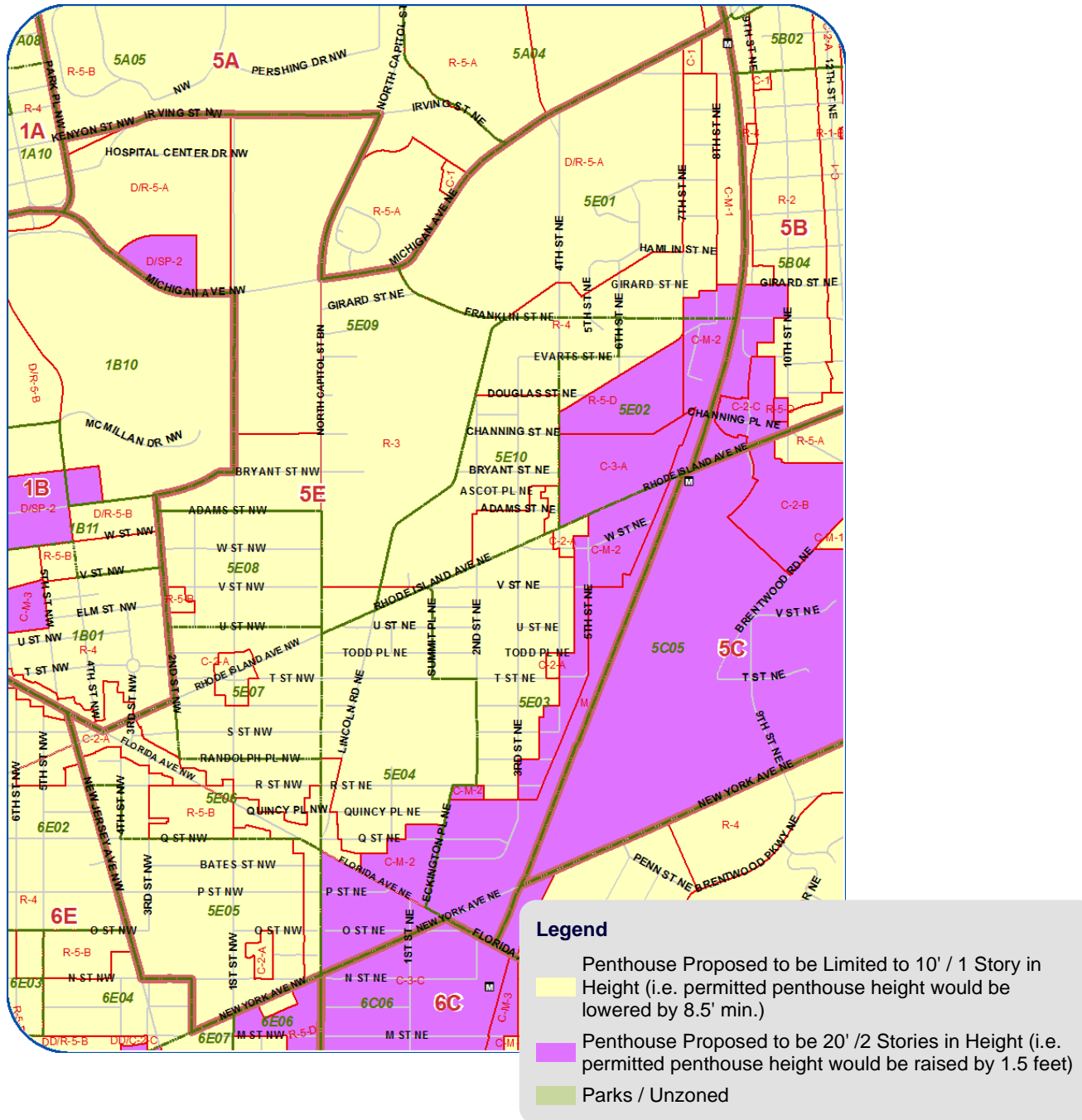
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 5E - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

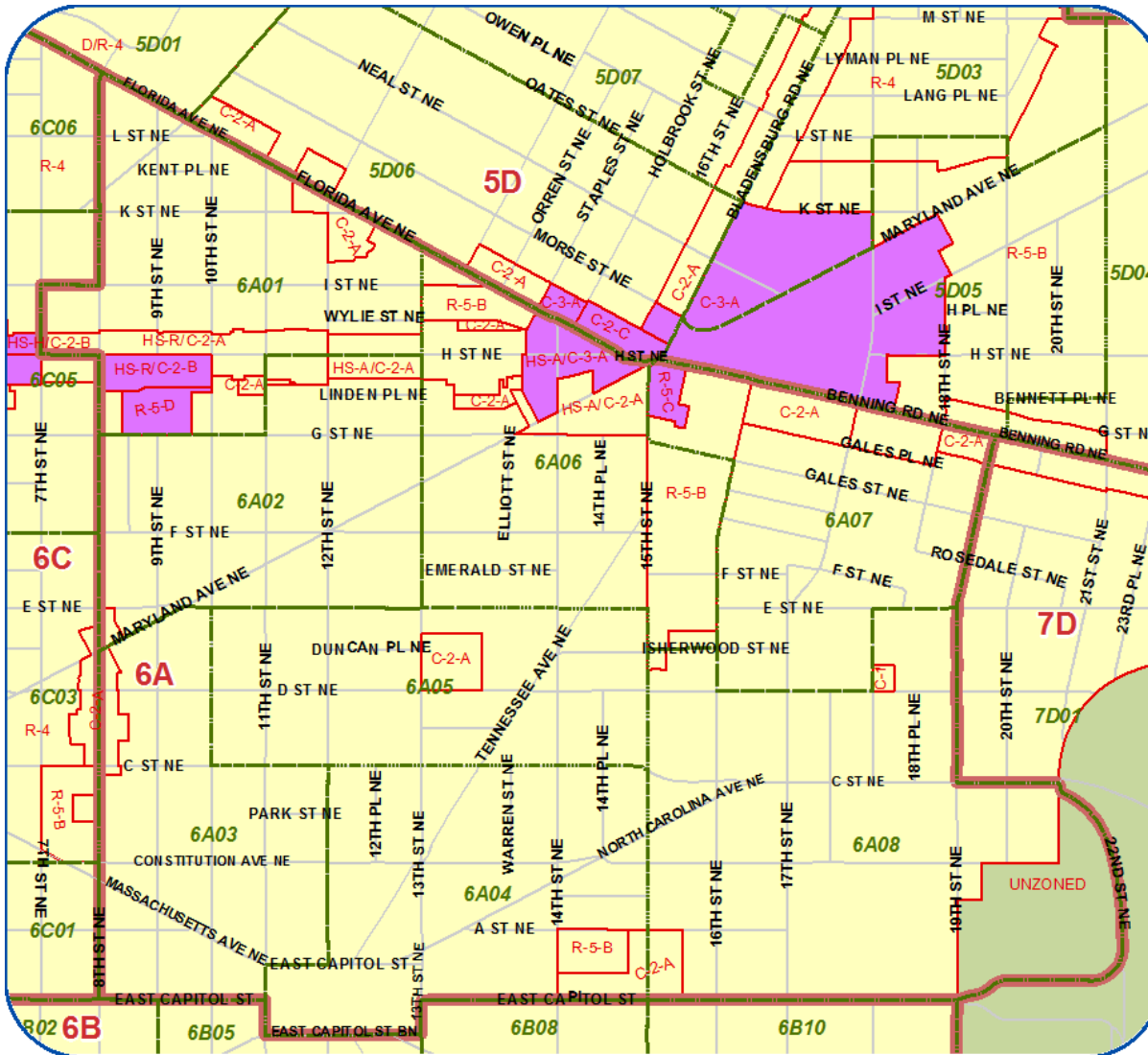
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 6A - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 6B - Proposed Penthouse Permitted Height and Number of Stories

## Current penthouse regulations:

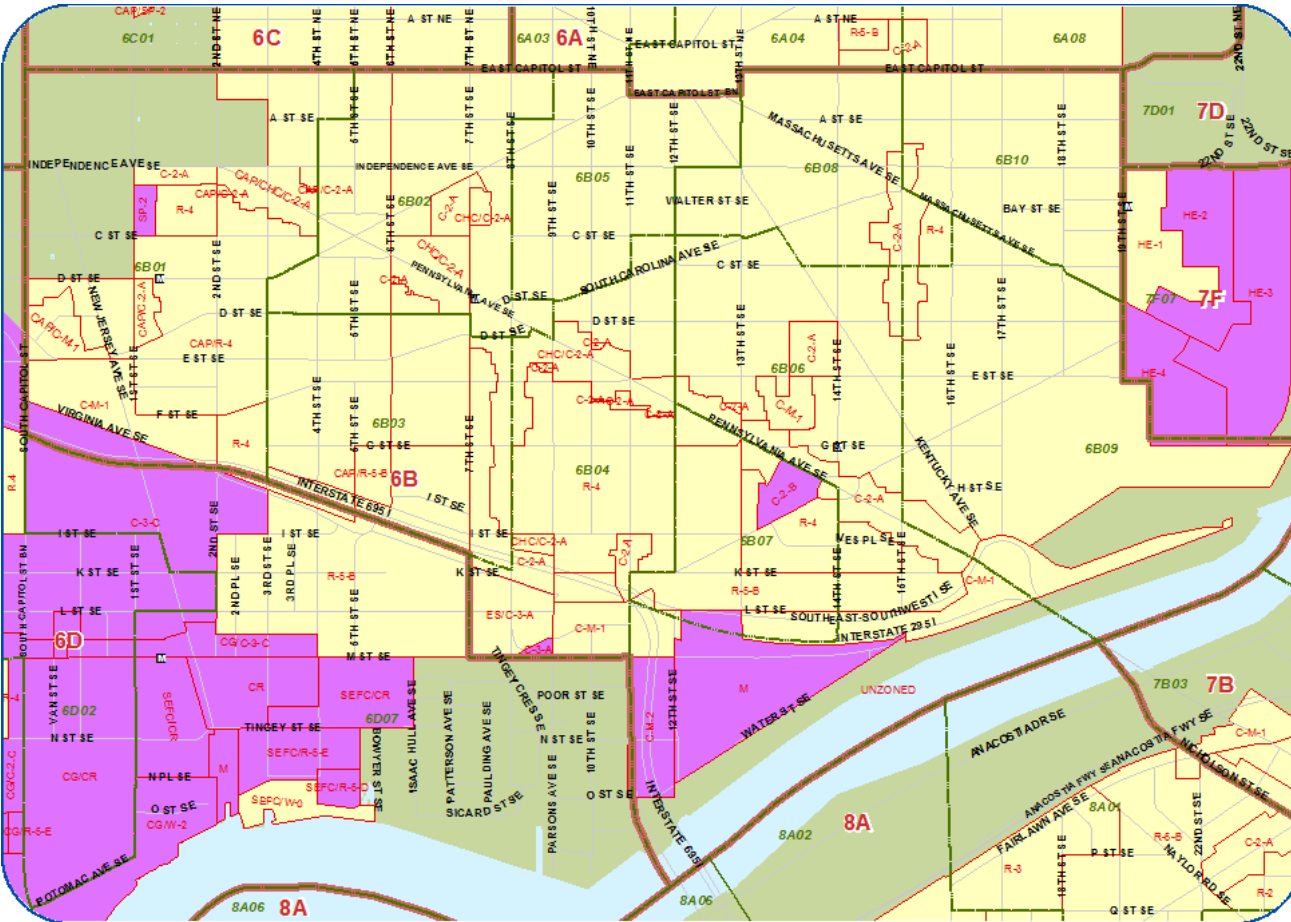
- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

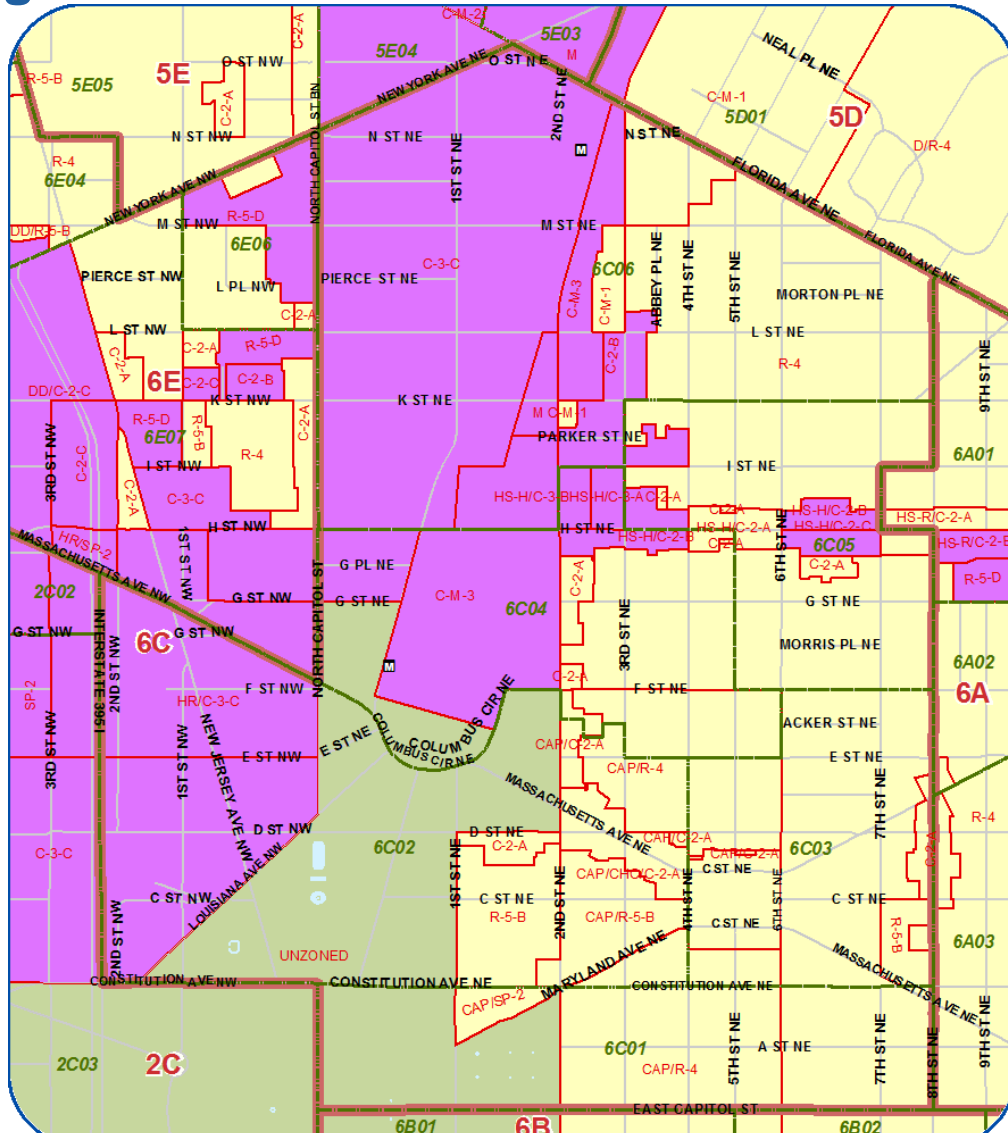
- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



### Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

# ANC 6C - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

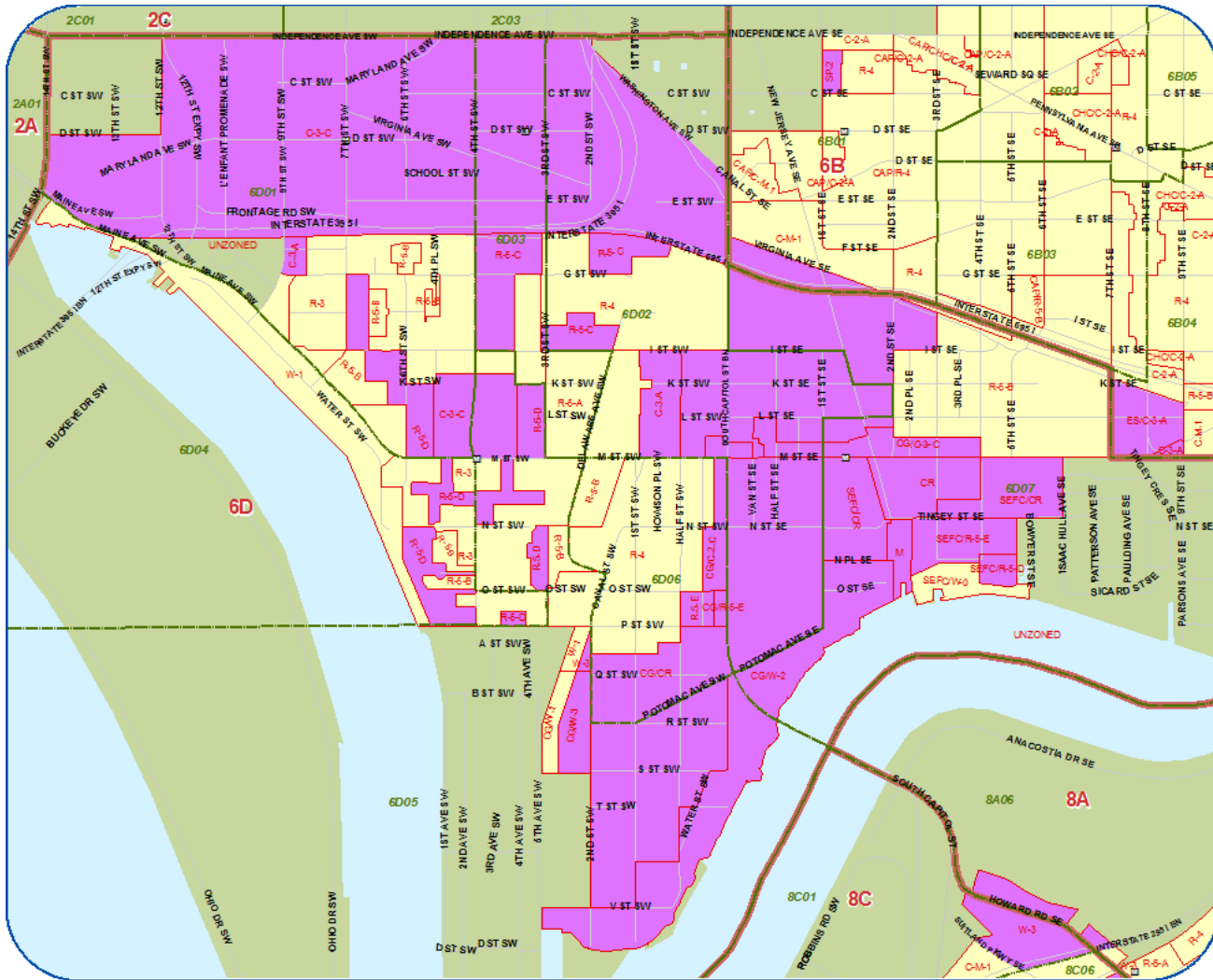
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 6D - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 6E - Proposed Penthouse Permitted Height and Number of Stories

## Current penthouse regulations:

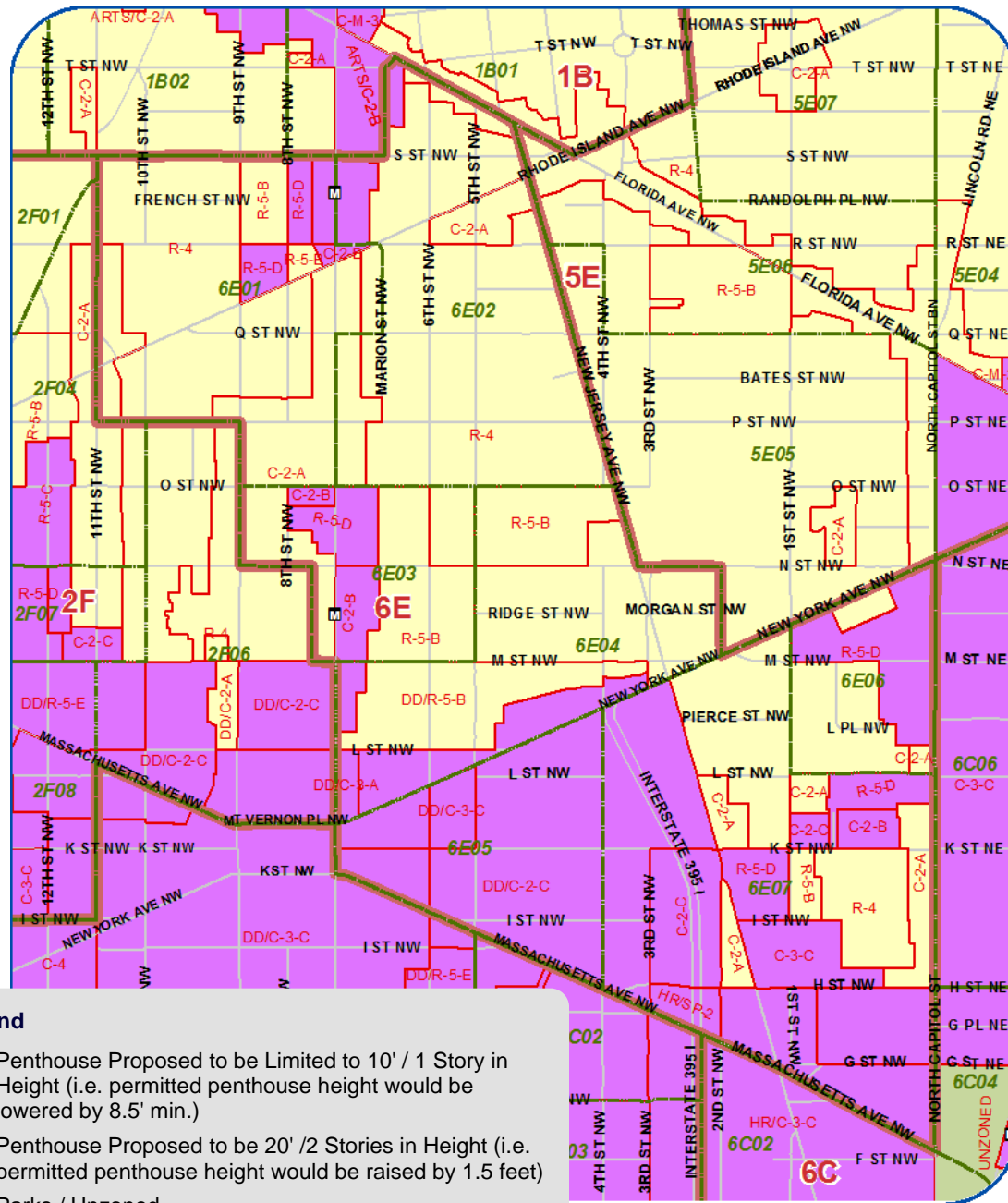
- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

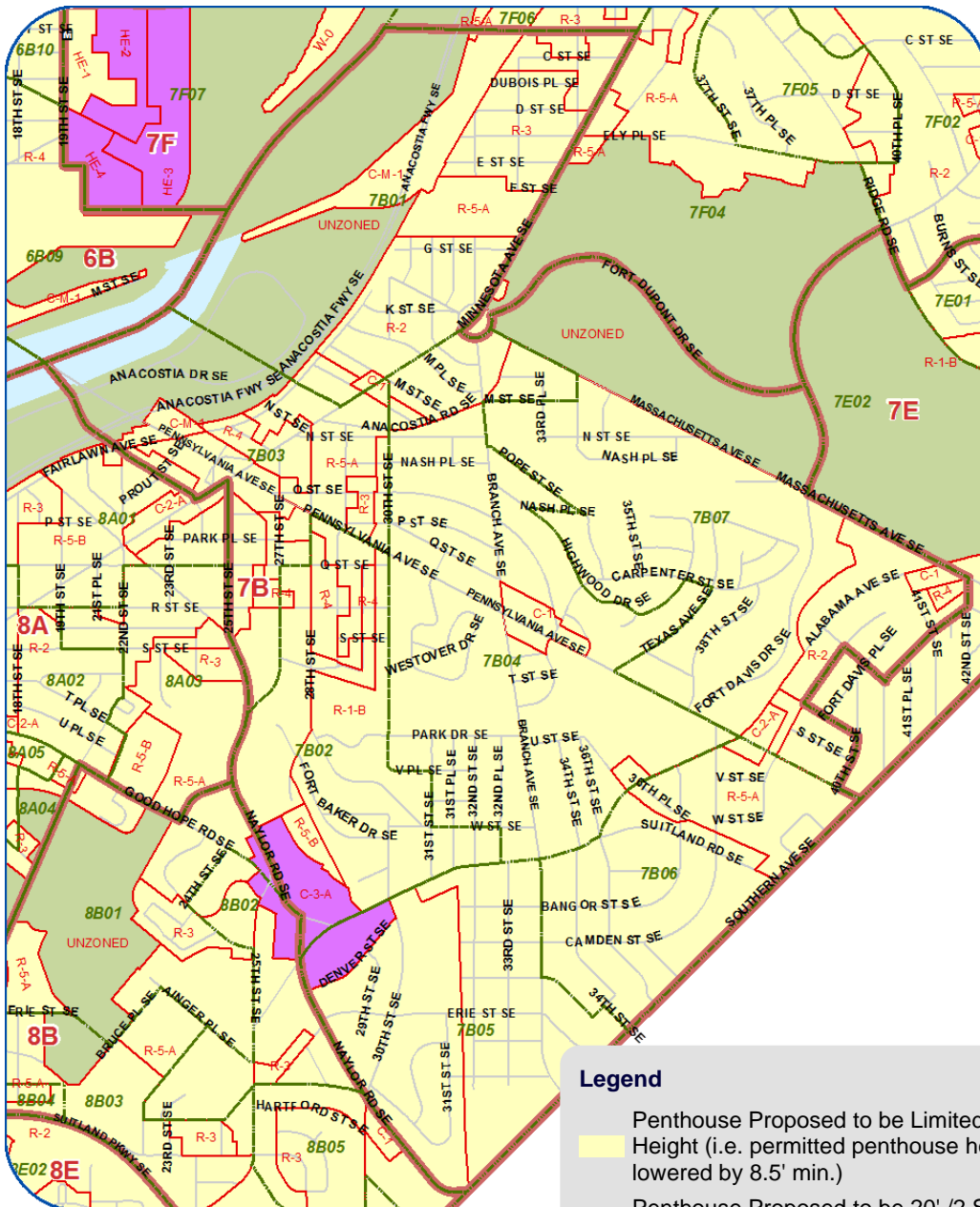
- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



### Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

# ANC 7B - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

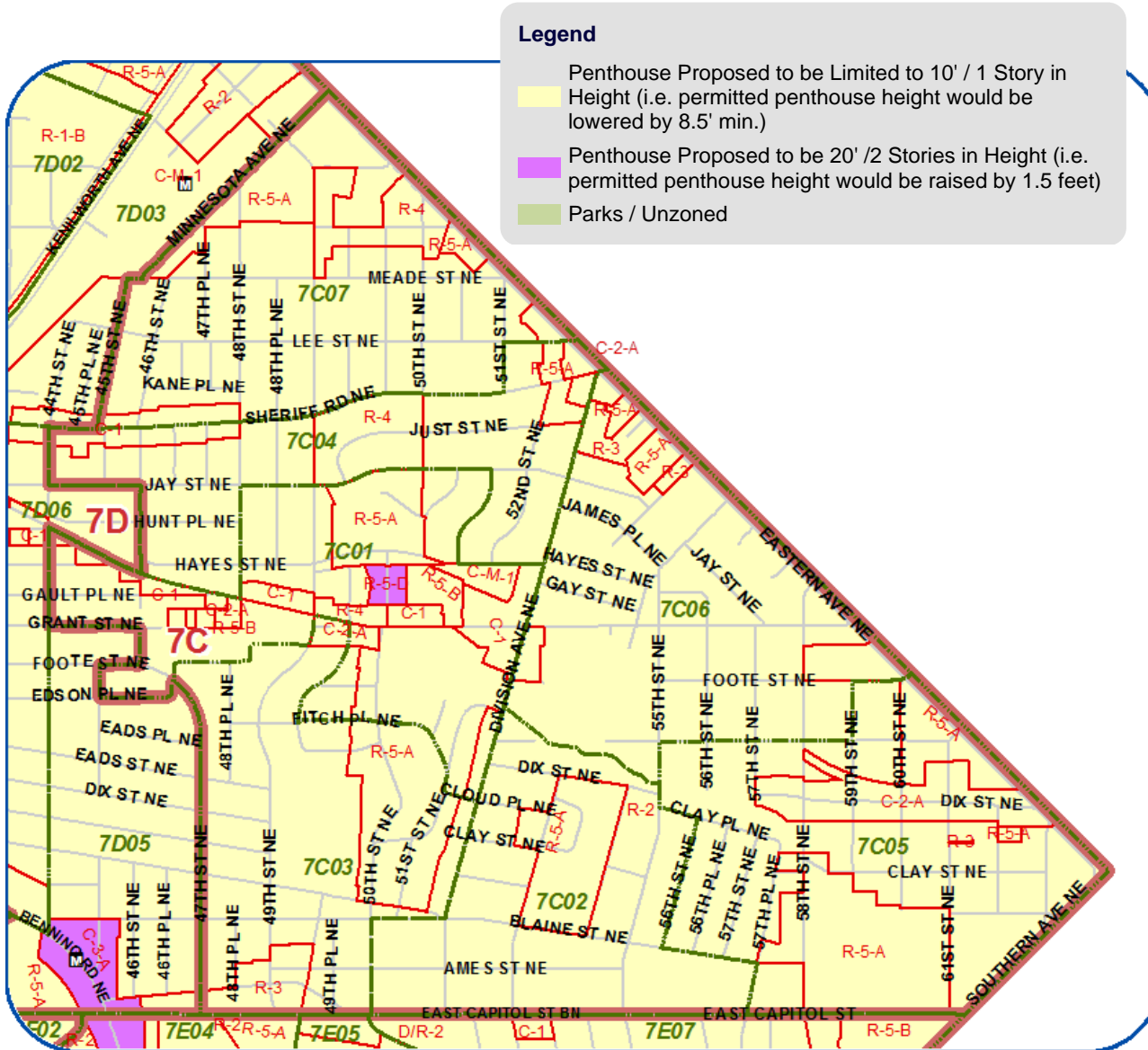
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 7C - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

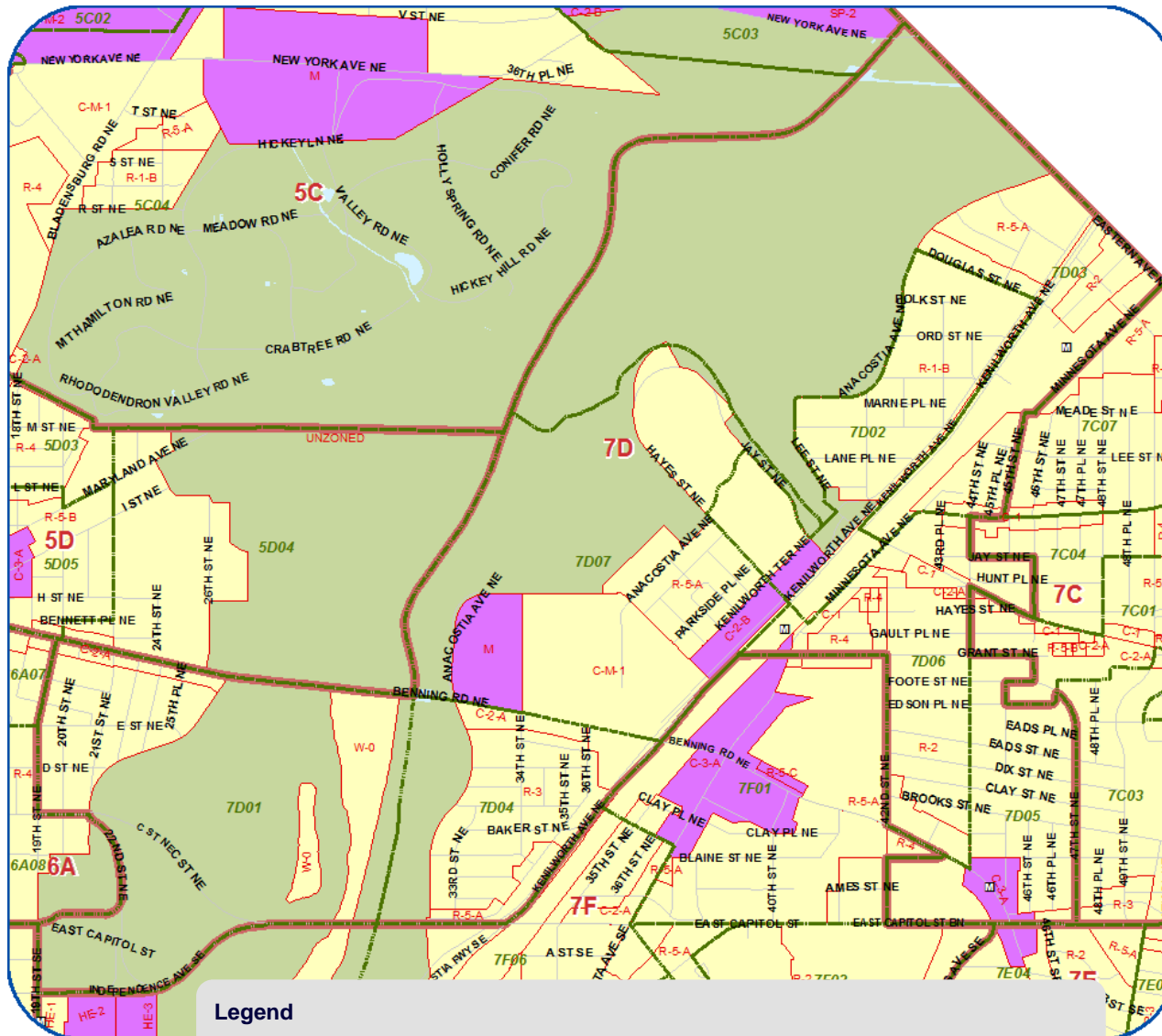
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 7D - Proposed Penthouse Permitted Height and Number of Stories



### Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

### Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

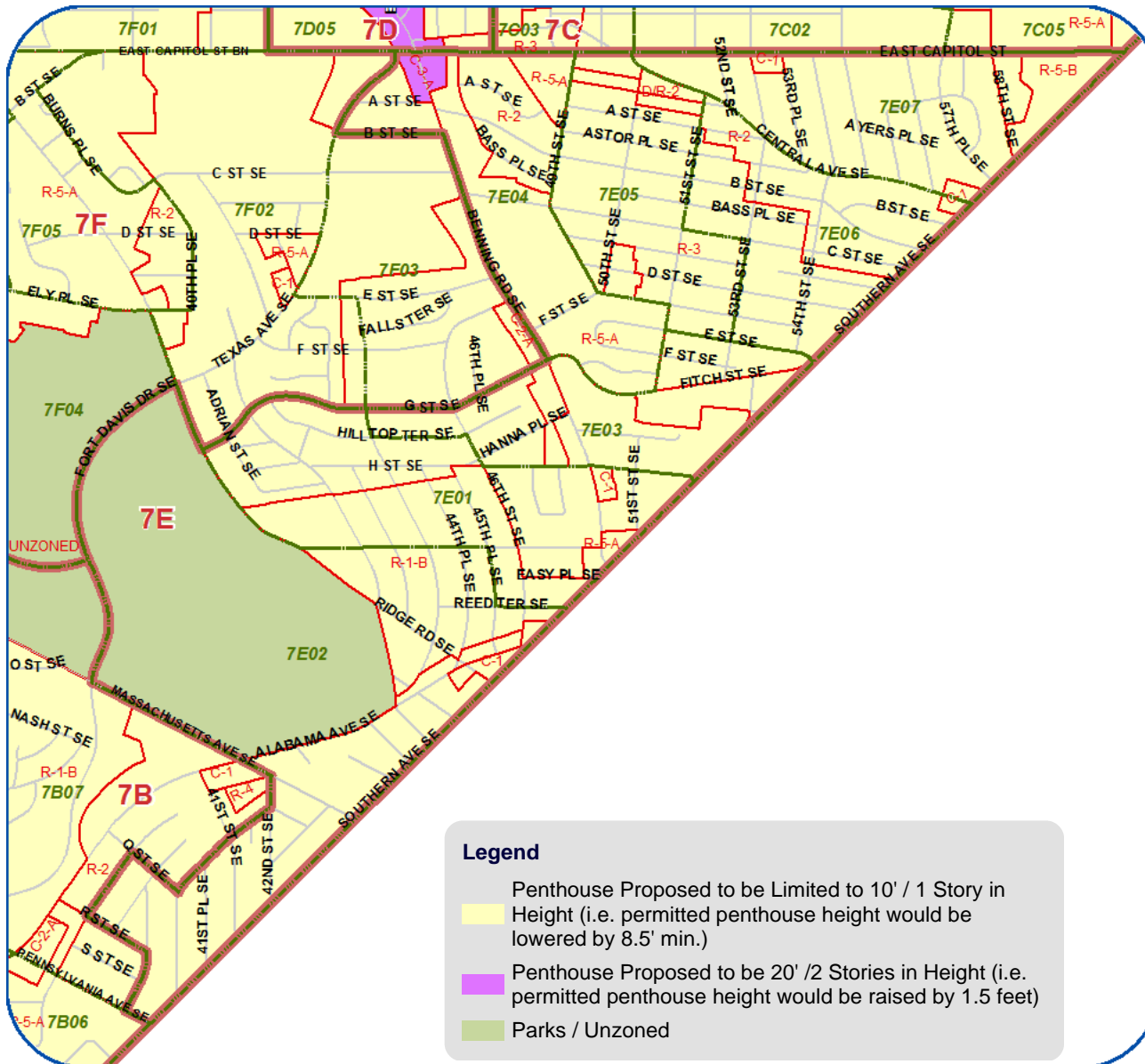
### The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

### Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 7E - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

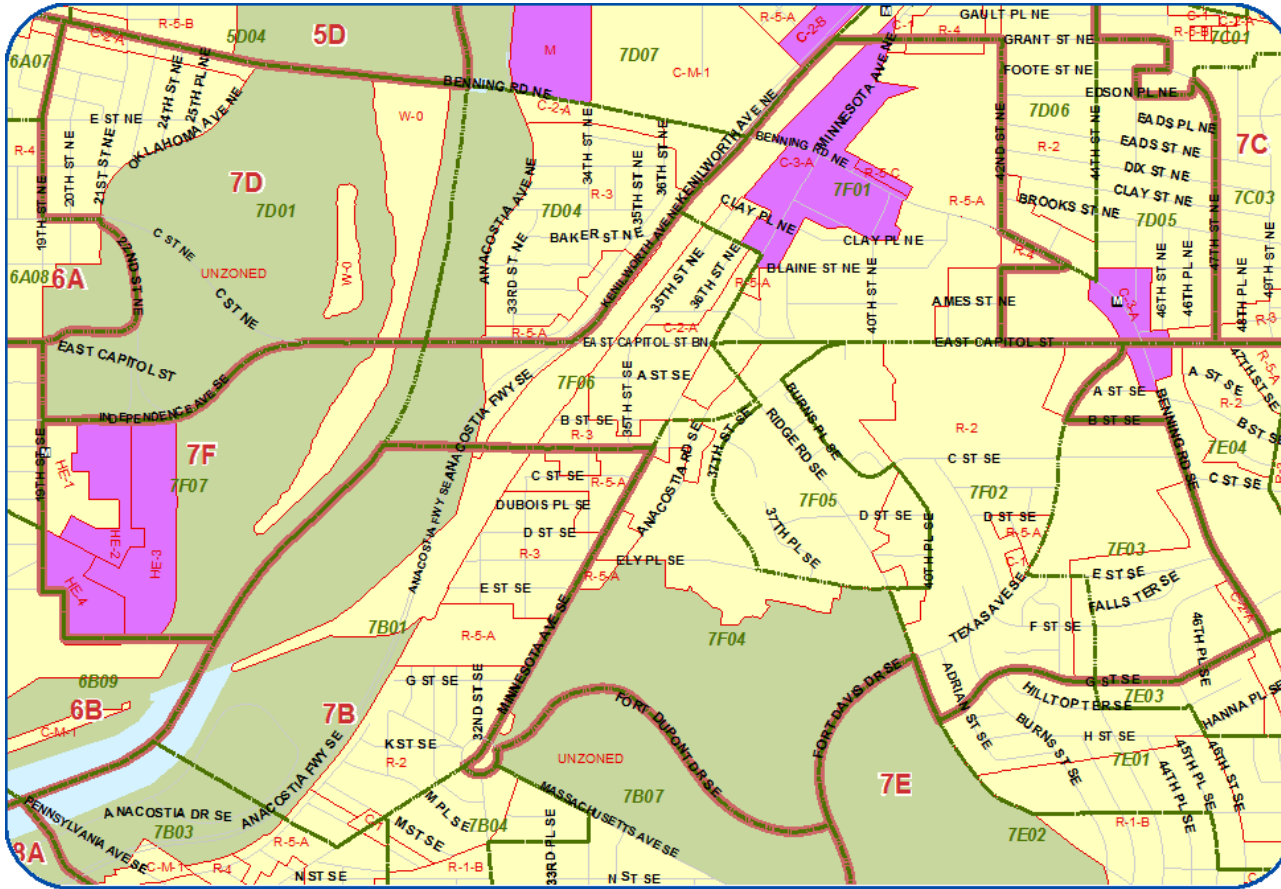
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 7F - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

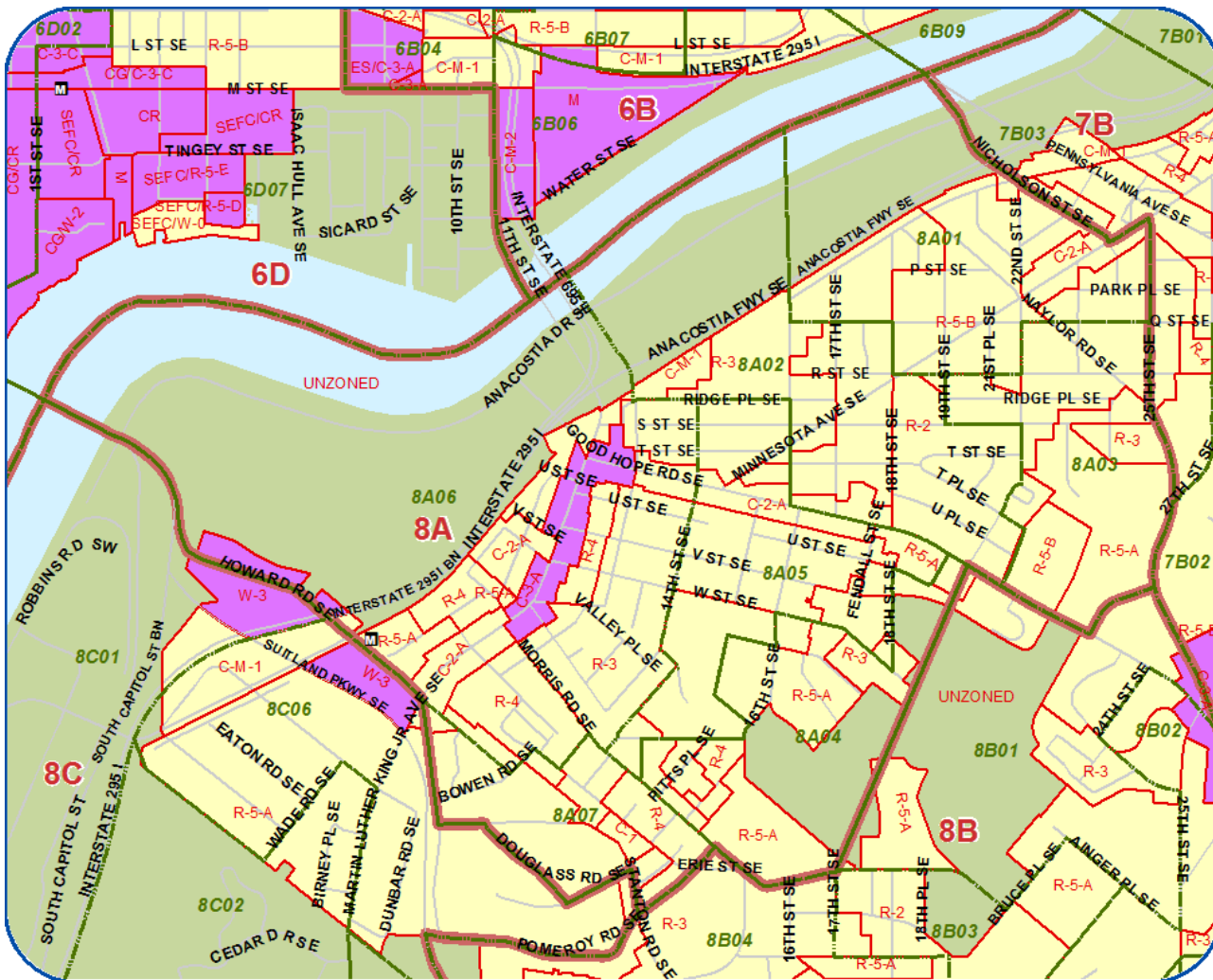
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 8A - Proposed Penthouse Permitted Height and Number of Stories



## Legend

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

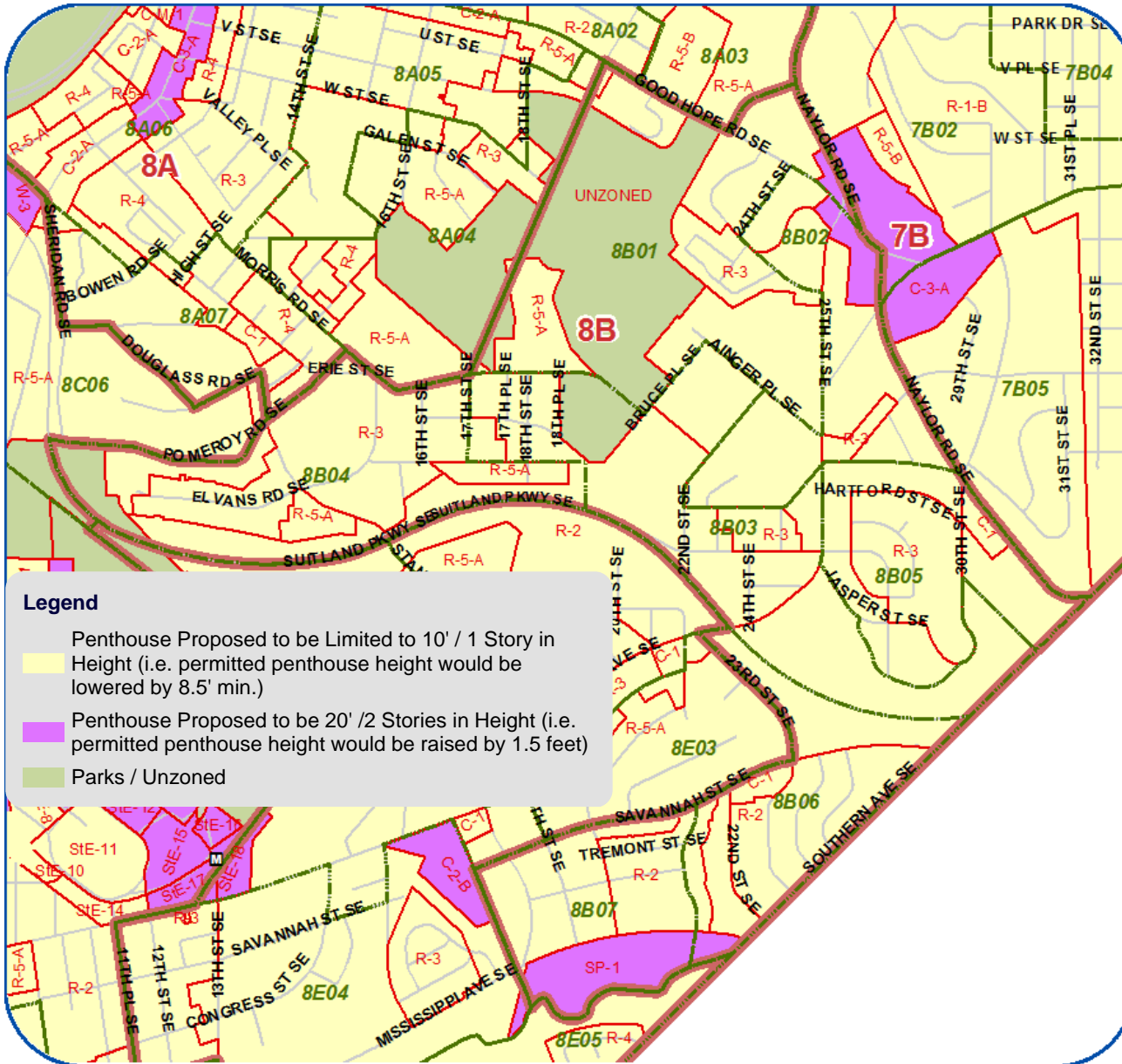
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 8B - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

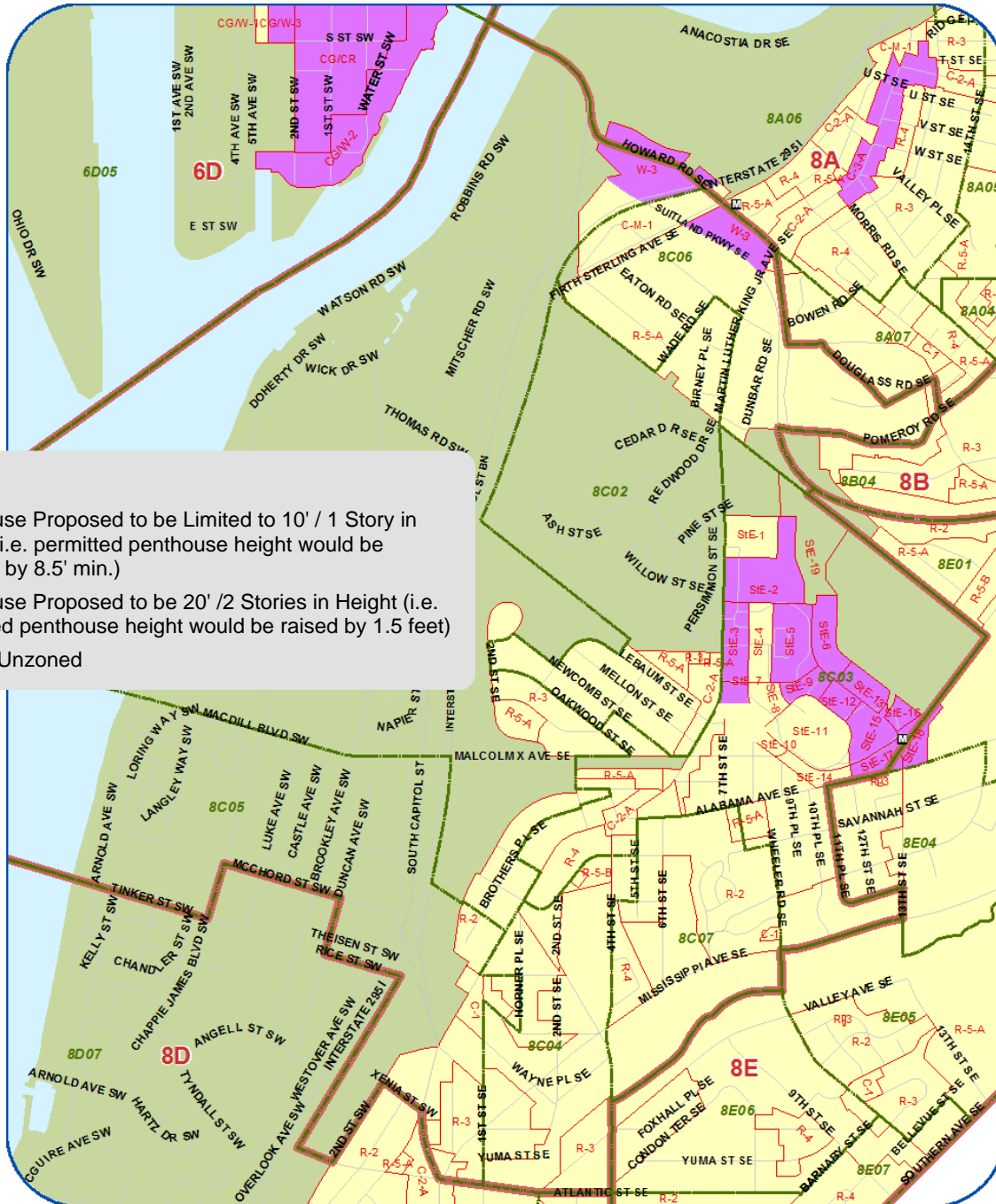
## The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 8C - Proposed Penthouse Permitted Height and Number of Stories



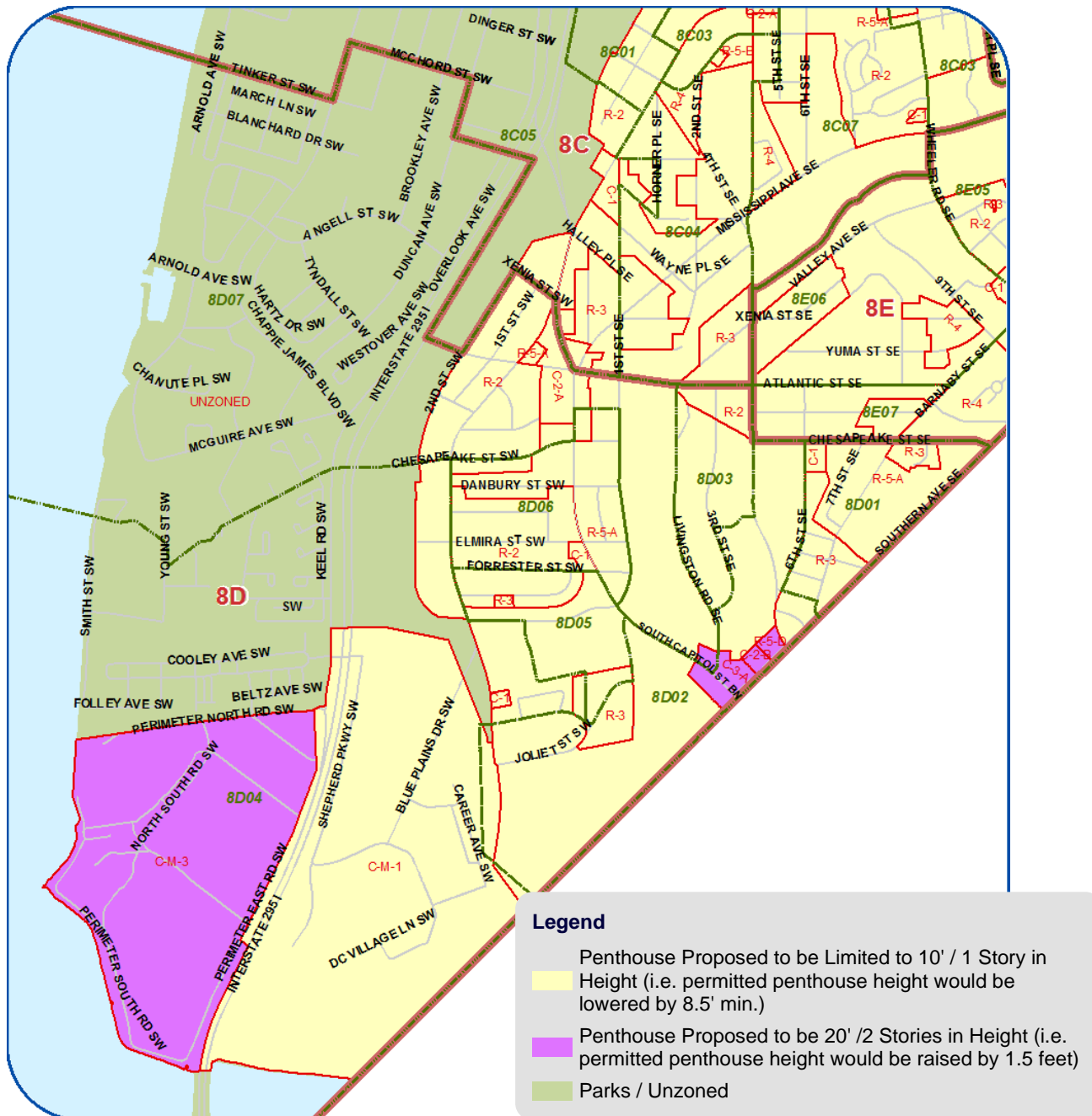
**Legend**

- Penthouse Proposed to be Limited to 10' / 1 Story in Height (i.e. permitted penthouse height would be lowered by 8.5' min.)
- Penthouse Proposed to be 20' / 2 Stories in Height (i.e. permitted penthouse height would be raised by 1.5 feet)
- Parks / Unzoned

- Current** penthouse regulations:
- Permit a height of 18'-6" for a rooftop penthouse in all zones;
  - Do not limit the number of stories within a penthouse;
  - Require a 1:1 setback from the edge of the roof below; and
  - Do not permit most forms of "habitable" space within a penthouse.
- The federal Height Act:
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

- Proposed** penthouse regulations:
- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
  - Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
  - Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
  - Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
  - Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
  - Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.

# ANC 8D - Proposed Penthouse Permitted Height and Number of Stories



## Current penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

## The federal Height Act:

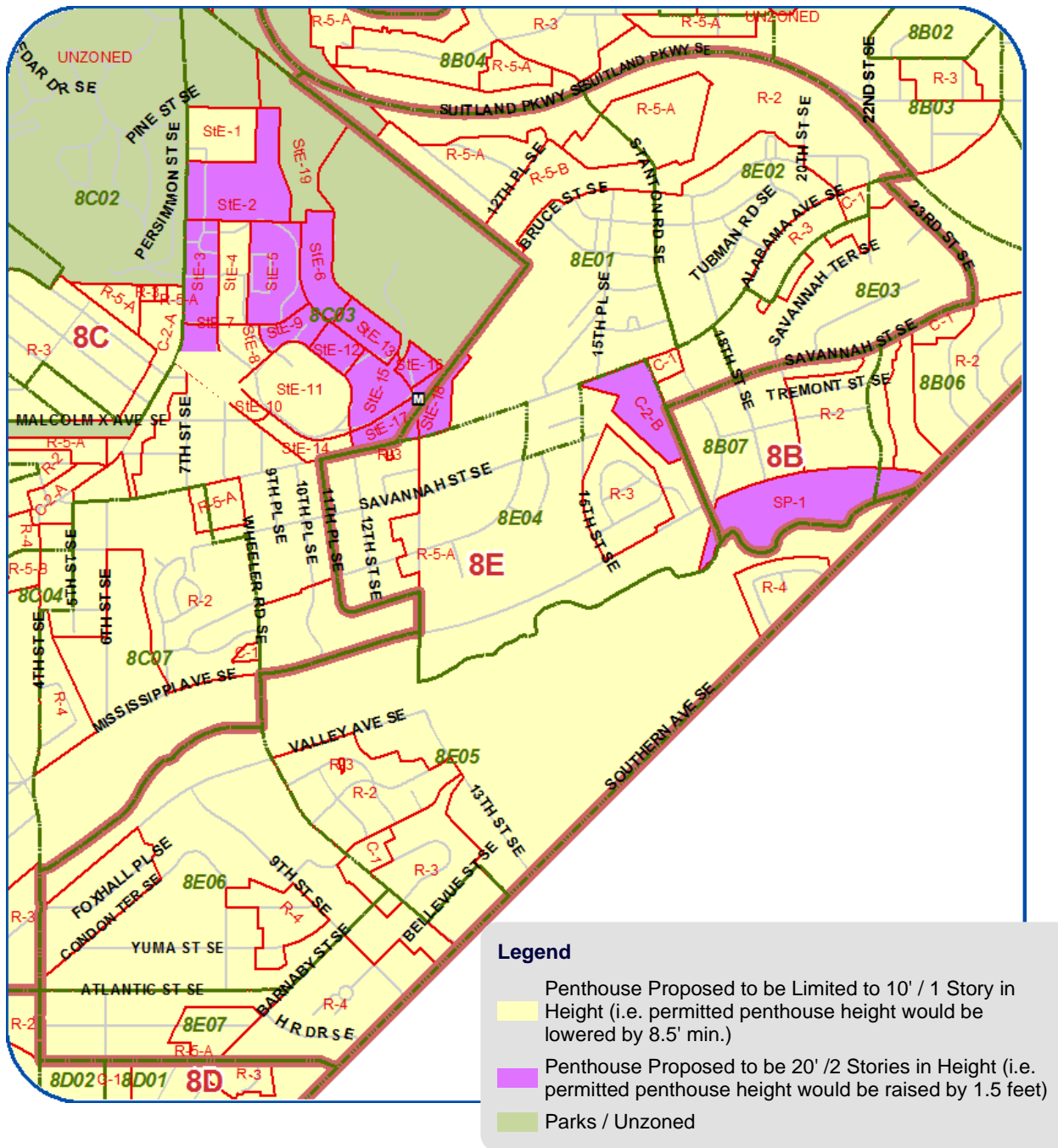
- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

## Proposed penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.



# ANC 8E - Proposed Penthouse Permitted Height and Number of Stories



**Current** penthouse regulations:

- Permit a height of 18'-6" for a rooftop penthouse in all zones;
- Do not limit the number of stories within a penthouse;
- Require a 1:1 setback from the edge of the roof below; and
- Do not permit most forms of "habitable" space within a penthouse.

The federal Height Act:

- Permits habitable space in a penthouse above the Height Act provided it is no more than 20 feet in height and one story.

**Proposed** penthouse regulations:

- Limit height to 10' / 1 story in any zone which limits building height to 50' or less.
- Permit a height of 20 feet / 2 stories in other zones, which permit a building with a height of more than 50 feet.
- Alternative: Do not permit a penthouse above a single family dwelling or flat in any zone.
- Alternative: Penthouses of 20' in height would also be limited to one story, with a second story for mechanical equipment only.
- Permit habitable space in a penthouse only in buildings permitting a height of 40 feet or more.
- Alternative: Permit habitable space in a penthouse only in buildings permitting a height of 50 feet or more.