

CMC 17.70.020 Definitions:

Coverage, Building. The total ground area of a building site occupied by buildings; or the allowable percentage of a lot that may be occupied by buildings (i.e., building footprint) consistent with the General Plan or Zoning Code.

Floor Area. The total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site.

CMC 17.14.130 Building Coverage (from Commercial Zoning Districts):

Building coverage is defined as the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories which overhang a ground level story, and covered carports.

Excluded from building coverage are roof eaves extending less than 30 inches from the face of the building, awnings or covered entryways and masonry walls not greater than six feet in height such as wing-walls, planter walls or grade-separation retaining walls. All site area not counted as building coverage shall be considered open space.

CMC 17.18.050.A Purpose (from Public and Quasi-Public Districts).

Theatrical District (A-1). The purpose of this district is to provide appropriate zoning for existing theaters located amidst the R-1 land use district. Uses permitted in this district shall be limited to those associated with the theater and performing arts.

CMC 17.18.100 A-1 District Development Regulations.

In order to maintain the residential character and design of any structures built within zone A-1, the regulations established for the R-1 land use district on driveway grades, site and height limitations, building coverage limitations, front yard, side yard and rear yard setbacks and design review shall apply within district A-1.

CMC 17.18.110 Reversion to R-1.

Any property zoned A-1 shall revert to its original zoning of R-1 upon abandonment of its use. Discontinuance of a permitted use for a period of one year shall constitute abandonment for the purposes of this section. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).