

5.3 SPECIAL PERMITS TO EXCEED HEIGHT LIMITATION

5.3.1 General.

The City Council may grant a special permit for a structure in an RM-20, RM-40, RM-60, RO, IP, or OP district to exceed the height regulation imposed by the schedule of dimensional controls, in accordance with the following standards:

1. All dimensional requirements, including increased yard dimensions for the additional height, will be strictly adhered to.
2. The increased height will not be deleterious to use and enjoyment of surrounding properties.
3. The general character and aesthetic quality of the vicinity will not be detrimentally altered by the increased height.
4. All yard sizes shall be increased by five (5') feet for each story over the third.

5.4. MULTIPLE PRINCIPAL STRUCTURES.

5.4.1 General.

Except in the residential districts, more than one principal nonresidential structure may be erected on a lot, pursuant to a special permit issued by the Planning Board in accordance with Section 9.3 herein and the following conditions:

1. No principal building shall be located in relation to another principal building on the same lot, or on an adjacent lot, so as to cause danger from fire;
2. All principal buildings on the lot shall be served by access ways suitable for fire, police, and emergency vehicles;
3. All of the multiple principal buildings on the same lot shall be accessible via pedestrian walkways connected to the required parking for the premises, and to each principal building.