

Attachment A

Code Amendment: Rooftop Railings

“Normal Text” is existing code language

~~“Strikethrough Text”~~ is existing code language that will be deleted

“Underline Text” is new code language that will be added

“...” indicates that existing code language is omitted and will not be amended

19.02.020 Development Standards.

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E. Building Height Limit.

1. Maximum Building Height. No building shall exceed 30 feet in height above the average building elevation to the highest point of the roof.
2. Maximum Building Height on Downhill Building Facade. The maximum building facade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.
3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and fireplaces, solar panels, and other similar appurtenances may extend to a maximum of five feet above the height allowed for the main structure in subsections (E)(1) and (2) of this section; provided:
 - a. Solar panels shall be designed to minimize their extension above the maximum allowed height, while still providing the optimum tilt angle for solar exposure.
 - b. Rooftop railings may ~~not~~ extend above the maximum allowed height for the main structure only if the following conditions met:
 - (i) The rooftop railing is located more than six feet from the plane of the wall of the floor below; or the subject lot is constrained by watercourses, wetlands, and associated buffers or steep slopes and the unconstrained lot area is less than the total square footage of the lot coverage allowed by this chapter plus 2,000 square feet. (For example, a lot with a net lot area of 10,000 square feet at a 20% slope would be allowed 3,500 square feet of lot coverage. If 6,000 square feet of the lot were wetland, watercourse and associated buffer or steep slope, the unconstrained lot area of this lot would be 4,000 square feet. A rooftop railing above the height limit would be allowed in this scenario, because the total of the 3,500 square feet of lot coverage plus 2,000

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- square feet is 5,500 square feet, which is greater than the unencumbered area of 4,000 square feet.); and,
- (ii) The proposed railing is no taller than the height required by the Washington State Amendments to the International Residential Code as adopted by the City; and,
 - (iii) Rooftop railings shall be designed so that at least 80 percent of the railing is open area; and,
 - (iv) Rooftop railings shall not incorporate any glass, transparent, or other reflective material.