

# Residential Height Comparisons

Rollingwood's 35' maximum allowable building height is relatively high

Texas examples

- West Lake Hills R1 = 30'; R2 = 25'; R3 = 30'
- Austin R1 = 30' (generally)
- Lakeway R1 = 32'
- Rockwall, TX = 36' with pitched roof system requirement

Out of state, high topographical relief, high property value examples

- Stowe, VT = 28'
- Aspen, CO = 25' for flat to 3:12 pitch; pitches above 3:12 measured from 1 / 2 to 1/3 upslope from eave depending on pitch \*

\* Aspen enacted residential permit moratorium 12/21 – 8/22

<https://aspen.gov/1384/Residential-Building-Regulations-Update>

# Height Measurement – Current \*

Building height, residential, means the vertical distance above a reference datum measured to the highest point of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of the building:

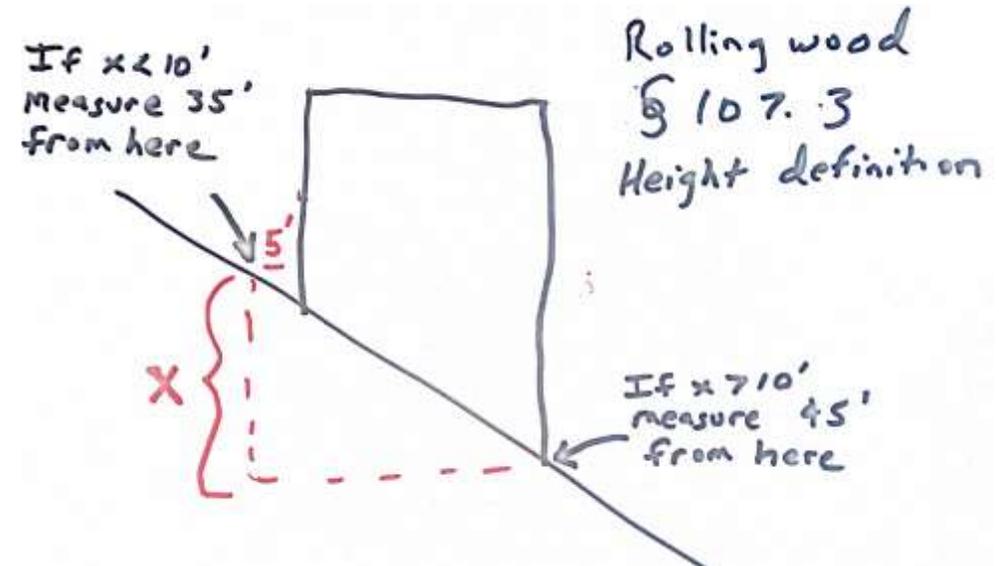
(1)

The elevation of the highest adjoining original native ground surface within a five-foot horizontal distance of the exterior wall of the building when such original native ground surface is not more than ten feet above the lowest grade;

or

(2)

An elevation of ten feet higher than the lowest grade when the original native ground surface described in subsection (1) of this section is more than ten feet above lowest grade.



\* Drawing by permission of Kevin Glasheen

# Height Measurement Method – West Lake Hills

## [22.03.279 Height of structures.](#)

### [\(a\)](#)

Prohibition.

No person shall build, construct or erect a structure at a height greater than that shown on the schedule of regulations contained in section [22.03.281](#) as being permitted in the zoning district in which the structure is located.

### [\(b\)](#)

Measuring height.

No part of any principal structure shall rise more than the maximum height shown on the schedule of regulations contained in section [22.03.281](#), above natural ground grade or original grade directly below. If the average natural slope in the area directly below the foundation of the principal structure is 25% or greater, than no part of any principal structure shall rise more than 32' above natural ground grade directly below.

## [22.03.281 Schedule of Regulations.](#)

Maximum Height (ft)	R1	R2	R3
	30	25	30

# Height Measurement Method – Aspen CO

In measuring a building for the compliance with height restrictions, the measurement shall be the maximum distance measured vertically from the ground to the specified point of the building located above that point, as further described below:

- a. Measuring height along the perimeter of the building. At each location where the exterior perimeter of a building meets the ground, the measurement shall be taken from the lower of natural or finished grade. Building permit plans must depict both natural and finished grades.
- b. Measuring height within the footprint of the building. For the purposes of measuring height within the footprint of a building, areas of the building within fifteen (15) horizontal feet of the building's perimeter shall be measured using the perimeter measurement, as described above. In all other areas, the natural grade of the site shall be projected up to the allowable height and the height of the structure shall be measured using this projected topography.

# Height Measurement – Simple \*

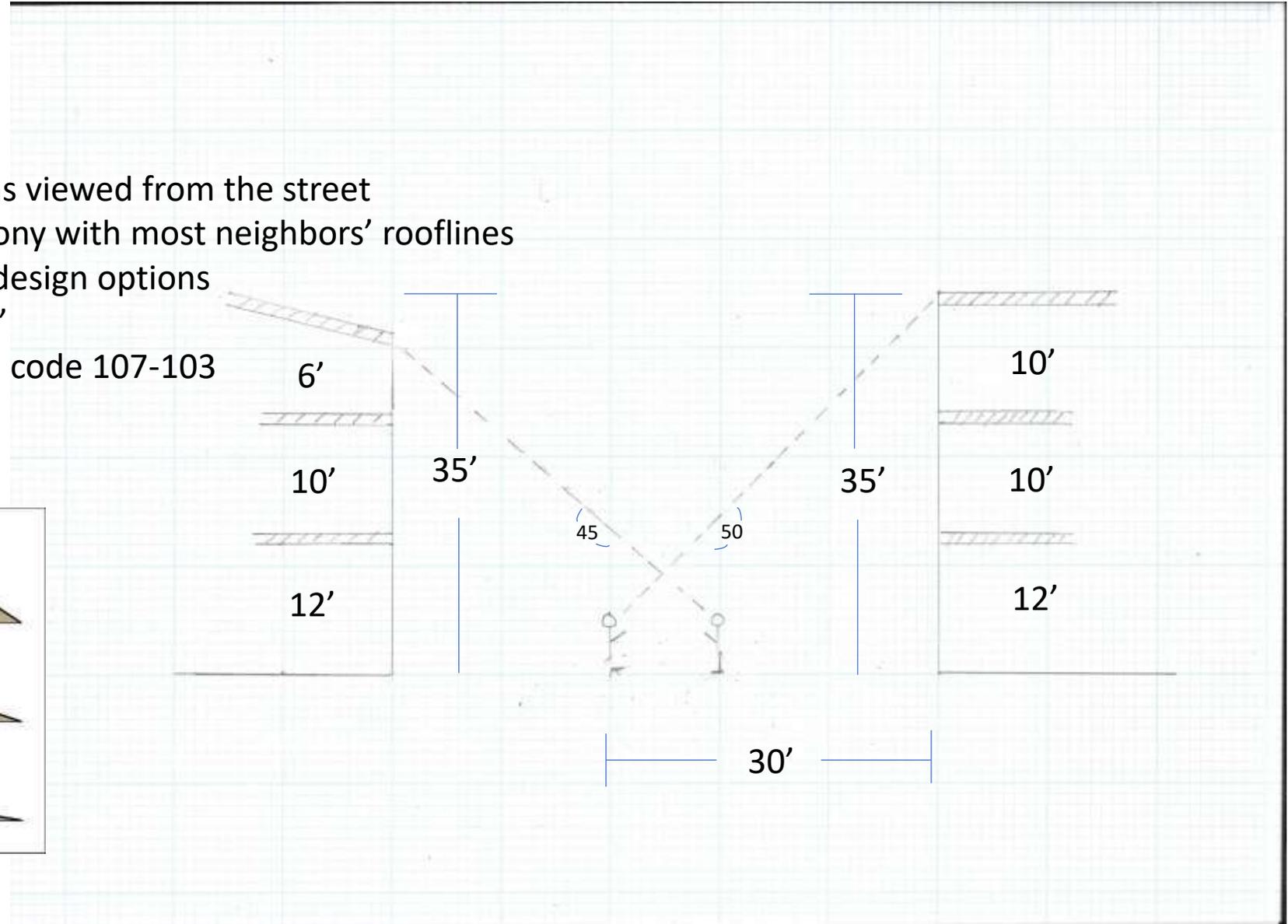
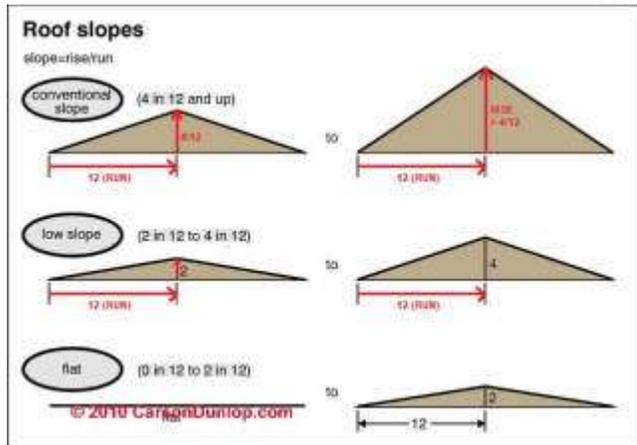
No roof point shall exceed the prescribed height above the existing or finished grade, whichever is lower.

All measurements shall be made vertically; i.e., each point of a roof shall be measured to the point of grade that is directly below it--vertical and plumb.

\* Language borrowed from Pitkin County, CO

# 3:12 Pitch vs Flat Roof

- Flat roof is more imposing as viewed from the street
- Pitched roof in closer harmony with most neighbors' rooflines
- Pitched roof narrows large design options
- 3:12 considered "low slope"
- In line with RW Commercial code 107-103



## 3:12 Roof pitch example (estimated)

- Main roof depth of 30 ft (conservative) drops street-view height by 3'9"
- Assumes current flat roof height at maximum permissible (35 ft)



# Variable Pitch-based Height – Aspen CO

